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PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
7 Short St		2716/055	
Case No.	Permit No.	Plans Dated	
2014.0058E		Received 12/30/13	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. 300 sf single-story addition to west side of existing 1,468 sf single-family home. New entry.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jeanie Poling 1/8/14	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☒	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: See attached PTR FORM SIGNED BY SENIOR PRESERVATION PLANNER 3/31/14.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: DOUG VU.

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☒ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: DOUG VU.	**Signature or Stamp:** 4/1/14.
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	3/10/2014	**Date of Form Completion**	3/7/2014

PROJECT INFORMATION:		
Planner:	Address:	
Doug Vu	7 Short Street	
Block/Lot:	Cross Streets:	
2716/055	Market Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014.0058E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	12/30/2013

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Jim Treman signed December 12, 2013, and additional literature/permit research conducted by Department staff, the subject property at 7 Short Street was originally improved with a rectangular two-story, wood-frame, single-family dwelling with a patent chimney and front porch. It was constructed in 1908 with an arts and crafts style influence by an unidentified architect/builder. An original building permit was not found, but permit records document a 13x18 rear bedroom addition in 1939 along with an undocumented front addition prior to 1950 (per Sanborn Map), and detached garage that extends into the public right-of-way.

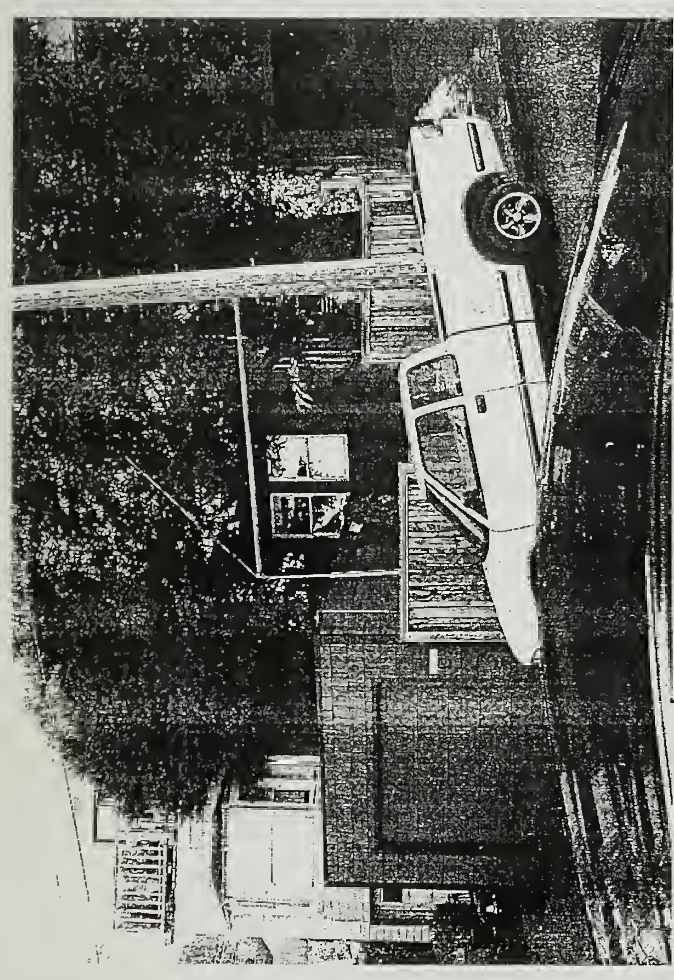
This subject block in the Eureka Valley area of the Castro/Upper Market neighborhood contains exclusively residential buildings that are two to four levels at the street facade, the majority of which were constructed between 1908 and 1947, with a few built in the later half of the 20th century in the period revival, Edwardian and Contractor Modern styles. The remaining original portion of the building has a hipped roof with a side entrance, and the undocumented front addition has a flat roof that also serves as a roof deck. The vegetation obscured building is clad in wood shingle siding, has non-original hung windows with simple trim, and does not convey any notable design values nor an identifiable association with a specific period of construction. It is not architecturally distinct and thus would not qualify for listing in the California Register under Criterion C/3.

In addition, no known historic events occurred at the property that would qualify it for listing under Criterion A/1, and none of the owners or occupants have been identified as important to history to qualify it for listing under Criterion B/2.

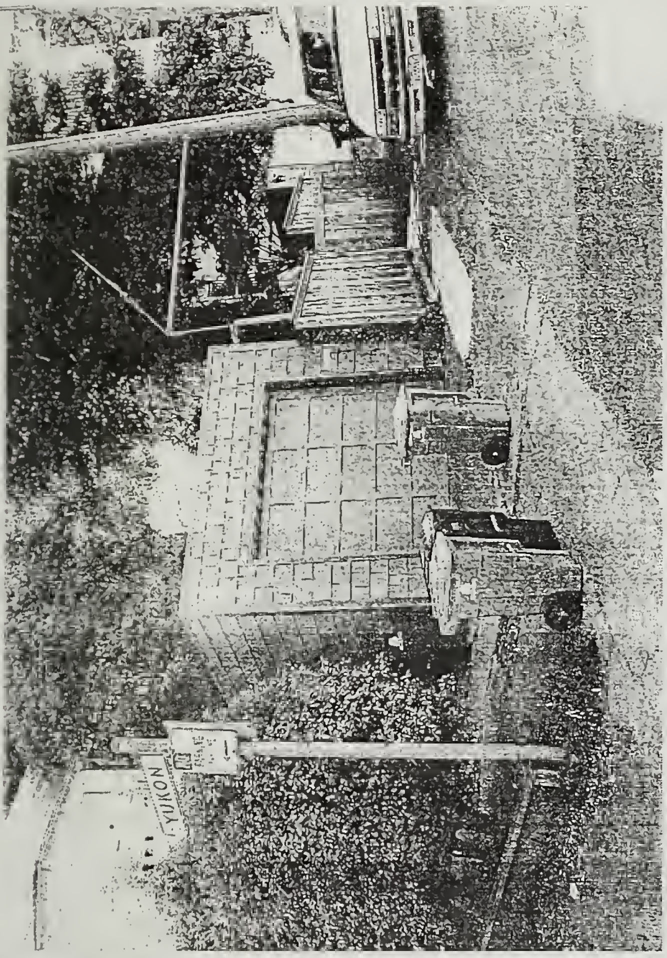
The subject building is not located within the boundaries of any identified historic districts. The visual continuity of the block is disrupted by many buildings that have been significantly altered to the extent they lack architectural integrity. As such, the subject block would not qualify as a potential historic district.

Therefore, 7 Short Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

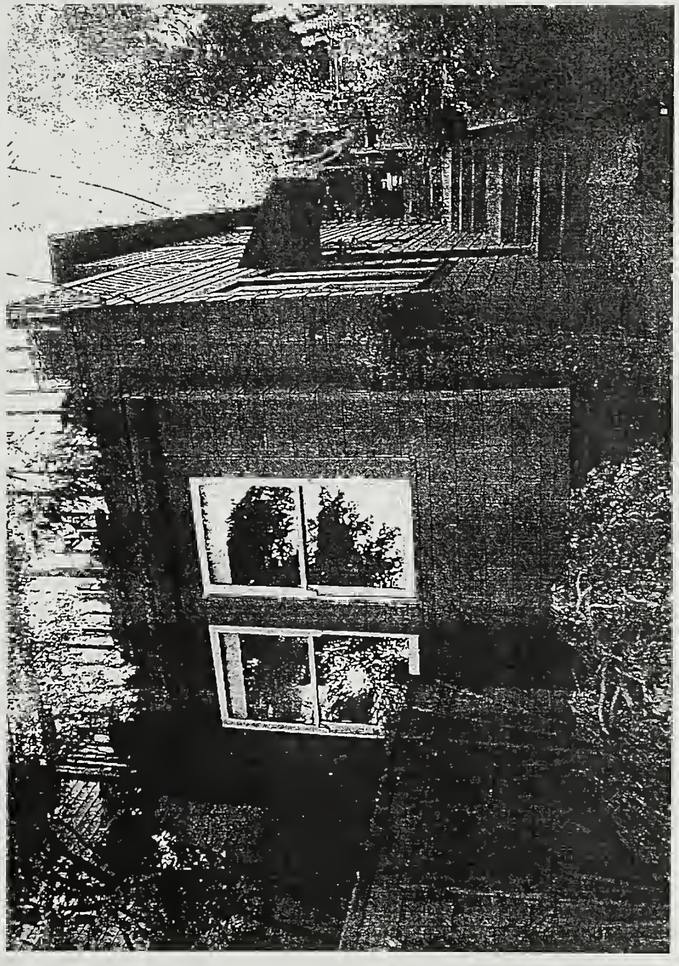
Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3-31-2014



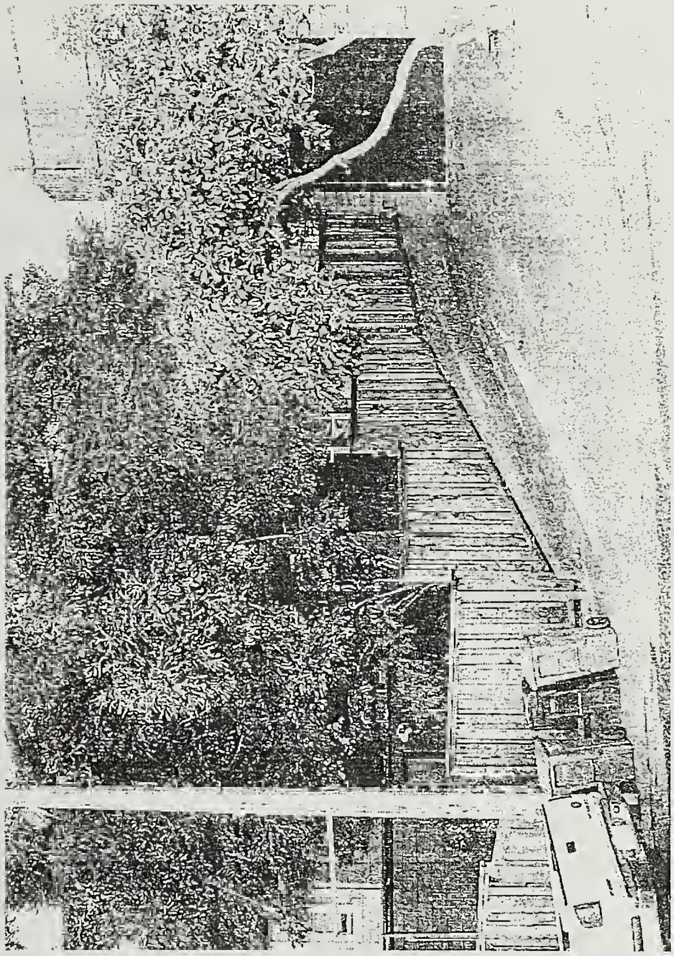
NORTH/FRONT ELEVATION - FROM SHORT ST.



GARAGE - TAKEN FROM SHORT ST.



NORTH ELEVATION OF HOUSE



NW CORNER OF HOUSE - TAKEN FROM SHORT ST.

7 SHORT STREET PHOTOS 1 OF 4

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Certificate of Determination
Exemption from Environmental Review

Case No.: 2013.0902E
Project Title: **24-26 Ord Street**
Zoning: RH-2 (Residential House District, Two-Family)
40-X Height and Bulk District
Block/Lot: 2626/003
Lot Size: 3,808 square feet
Project Sponsor: Rachel Abraham-Pollard, SF Garage Co.
(415) 692-0611
Staff Contact: Erik Jaszewski (415) 575-6813
Erik.Jaszewski@sfgov.org

SF
P41
#1
4/4/14

PROJECT DESCRIPTION:

The project site, 24-26 Ord Street (Assessor's Block 2626, Lot 3), is located mid-block near the confluence of Ord Street and Ord Court in the Buena Vista neighborhood. The project site is a steep, rectangular lot on an average slope of approximately 38 percent. The proposed project involves alteration to an existing two-family home built in 1910 including construction of an approximately 900 square-foot two-car garage at the street frontage, as well as excavation and conversion of the existing crawl space below the home to residential use.

(Continued on next page)

EXEMPT STATUS:

Categorical Exemption, Class 3 (State CEQA Guidelines Section 15303).

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APR - 7 2014

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

V. Wise for
Sarah B. Jones
Environmental Review Officer

April 4th, 2014
Date

cc: Rachel Abraham-Pollard, Project Sponsor
Michael Smith, Preservation Planner
Supervisor Scott Wiener, District 8

Distribution List
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The existing two units in the house are proposed to be renovated and converted into one unit. A new 987 square-foot unit would be constructed beneath the existing residence by excavating the current crawl space. As such, two units would continue to occupy the project site, albeit in a different configuration than presently exists. The additions to the existing 2,650 square-foot residence would add approximately 1,880 square feet of new space, resulting in 4,530 square feet of total building area.

The proposed garage would be located below the proposed residences at street level. The garage would consist of approximately 900 square feet of parking and storage area extending into the excavated hillside. The new lower-level residential space would adjoin a new patio and deck on the garage roof. Entry stairs would be constructed from street-level along the southern property line to access the new deck above the garage. The existing wooden stairs leading to the front door would remain, but be extended to said deck to allow access to the new entry stairs.

Construction activities include razing the existing lower entry stairs and landscaped area at the front of the property, and excavating 15 feet into the slope to accommodate the garage and living space beneath the structure. The remaining property adjacent to the garage at the street frontage would be terraced to accommodate new landscaping. In addition, a 10-foot curb cut would be constructed for access to the new garage, and a new street tree would be installed along the sidewalk.

According to site photos obtained July 24, 2013, unpermitted razing and excavation activity had commenced at the project site, resulting in a Stop Work Order from the Department of Building Inspection (DBI). The slope at the northern portion of the front yard was excavated to a level at nearly sidewalk-grade. The excavation activity resulted in removal of the existing terraced landscaping and lower entry steps.

Project Approval

The proposed project is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Resources. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 24-26 Ord Street is a historic resource as defined by CEQA, and if so, whether the proposed project would cause a substantial adverse change in the significance of the historic resource.

According the Planning Department's Property Information Database, the existing structure was constructed in 1910, classifying it as a potential historic resource. The proposed garage addition and associated basement-level window would be visible from the public right-of-way. As such, a Preservation Specialist reviewed the proposed project[1] and found it to comply with the *Secretary of the Interior's Standards for Rehabilitation* because the project would neither dramatically alter the building's two-story scale, nor result in the removal of any existing character-defining elements of the property. The Preservation Specialist also found the project to be consistent with the Department's *Guidelines for Adding Garages and Curb Cuts*. Therefore, the proposed project would not have any significant impacts related to Historic Resources.

Biological Resources. Plant species on the project site and in the area of the proposed work (front yard) include two trees, small shrubbery, and ground cover. As the project involves the addition of a garage, a tree disclosure statement has been submitted. According to the disclosure, the site contains neither significant trees nor landmark trees as defined by the San Francisco Public Works Code.[2] Both existing trees on the subject property would be removed as part of the project;[3] furthermore, the project includes installation of one street tree as per Planning Code Section 143. Given the small area of proposed activities on the subject property, and the surrounding urban environment, the proposed project would not substantially affect special-status plant species or substantially diminish or interfere with any plant or animal habitats or animal migrations.

Geology. The proposed project includes excavation to a depth of approximately 15 feet below grade and is located on a parcel with an average slope of approximately 38 percent. Additionally, the project site is located in a landslide zone. A Soil and Foundation Investigation was prepared by a registered professional geotechnical engineer to investigate subsurface soil conditions and determine the suitability of development on the site from a geotechnical standpoint.[4] Results of this investigation are summarized below.

Borings drilled 25.5 feet at the site location encountered a mixture of sandy clay, gravel, and rock. Because of the lack of ground water and sand in the sample, there is a low potential for liquefaction and risk to the structure foundation. The Soil and Foundation Investigation concluded that the site is suitable for the proposed development provided the incorporation of the following recommendations: (1) Any existing structures shall be removed prior to any grading operations, (2) All organic surface material and debris shall be stripped to a minimum of six inches prior to any grading operations in areas to receive engineered fill, (3) After grading, the native soil must be scarified a minimum of 12 inches and compacted to a minimum of 90 percent relative compaction, (4) Depressions left by the removal of any surface or subsurface structures shall be cleaned of all debris and backfilled with compacted engineered fill, (5) The upper six inches of subgrade soils beneath pavements shall be compacted to a minimum of 95 percent, (6) The areas that will receive fill shall be ripped by machine to an average depth of at least eight inches and thoroughly stripped of roots, vegetation, and other deleterious materials, (7) Wherever engineered fill is placed, it shall be properly compacted, (8) Any lose fill material or wet soil present on the site in areas that may affect the proposed structures shall be over-excavated and compacted before placement of engineered fill, (9) The building pad should be compacted to no less than 90 percent relative compaction, (10) Imported soil materials shall be free from organic matter or other deleterious substances, (11) The residential structure should be supported by a continuous perimeter footing, (12) Shoring and retaining walls must be designed to resist lateral earth pressures, (13) Control and conduct all roof, surface and subsurface waters away from the site. The report concludes that the site is suitable for the proposed development, provided that its recommendations are incorporated into the design and construction of the proposed structure.

---

[1] Smith, Michael. *RE: 24-26 Ord Street*. Memorandum to Erik Jaszewski. March 24, 2014. This memo is available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0902E.

[2] San Francisco Public Works Code Article 16 Section 810A(a)(2) and (3) defines a significant tree as a tree on privately owned property with any portion of its trunk within 10 feet of the public right-of-way, and that satisfies at least one of the following criteria: (a) a diameter at breast height in excess of 12 inches, (b) a height in excess of 20 feet, or (c) a canopy in excess of 15 feet.

[3] Pollard, Rachel. *RE: Tree Removal Follow-up*. Electronic mail communication to Erik Jaszewski, Jessica Range. August 6, 2013. This email communication is available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0902E.

[4] Frank Lee & Associates. *Soil and Foundation Investigation, Proposed Two-Story with Basement Remolding, 24-26 Ord Street San Francisco, California 94131*. Geotechnical Report. October 1, 2012. This report is available for review as part of Case No. 2013.0902E.

The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the DBI permit review process. DBI would review background information including the Soil and Foundation Investigation report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Therefore, potential damage to structures from geologic hazards such as landslide hazards and seismic stability of the project site would be addressed through the DBI requirement for a geotechnical or other subsurface report and review of the building permit application pursuant to its implementation of the Building Code.

In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards.

Exemption Class: State CEQA Guidelines Section 15303, or Class 3, provides an exemption from environmental review for construction of new small facilities or structures including accessory structures such as garages, and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project proposes to construct a garage and to excavate and convert the existing crawl space beneath the building to residential use. Therefore, the project would qualify for exemption from further CEQA review under Class 3.

Summary: CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Planning
Information:
415.558.6377

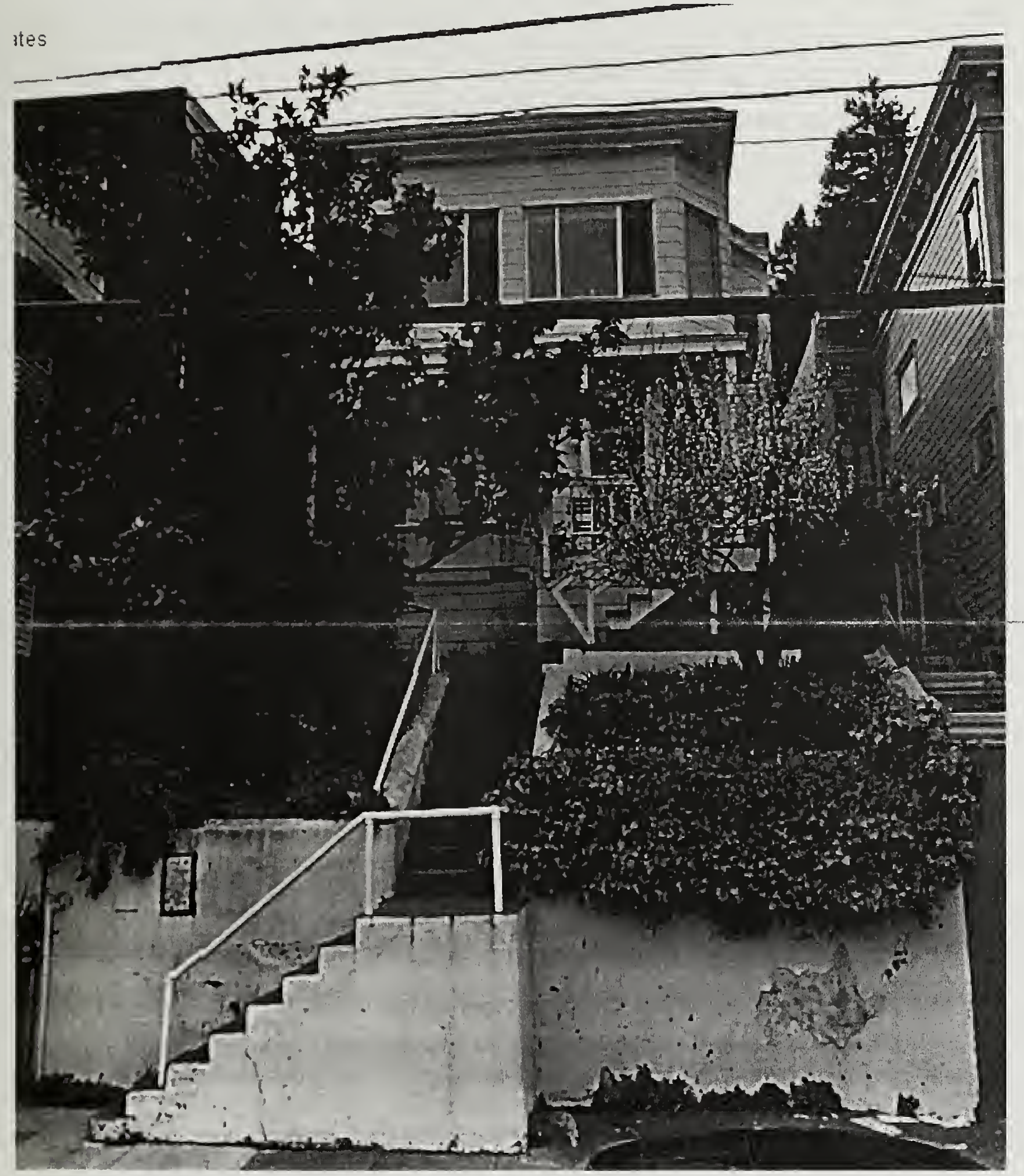
DATE: March 24, 2014
TO: Eric Jaszewski
FROM: Michael Smith
RE: 24 – 26 Ord Street

Preservation Staff has reviewed the plans dated March, 2014 associated with case No. 2013.0902E, proposing to construct a garage and basement level beneath the existing building and relocate one of the existing dwellings to the proposed new basement for the property at 24 – 26 Ord Street. Staff finds that the proposal complies with the CEQA Categorical Exemption Checklist because the new garage addition though visible, would comply with the *Secretary of the Interior's Standards for Rehabilitation* (Standards) and it is consistent with the Department's Guidelines for Adding Garages and Curb Cuts to existing structures. The proposed garage addition would augment the existing terraced front yard that has large non-descript retaining walls with a structure within the same location that would maintain a portion of the front garden above the street and would not result in the removal of any character defining elements of the property. The creation of the basement level would require approximately five-feet of excavation within the existing crawl space beneath the building and a new basement level window at the front of the building. The additional excavation is minimal and would not dramatically alter the building's two-story building scale and the new basement level window would be subordinate in size and detailing to the primary windows of the floors above. Staff has referred the project to environmental staff for review of potential impacts the project may have as a result of the large amounts excavation on a steeply sloped lot.

Please contact me if you have questions regarding this determination.

24-26 Ord Street – Case no. 2013.0902E

Existing conditions



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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
150 Urbano Dr		6914/007	
Case No.	Permit No.	Plans Dated	
2013.1747E	2013.12.04.3321	08/26/13	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Alter front facade, relocate front stairs and add 1,199 sft to existing structure			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☒	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Monica Pereira Per GIS, the Historic and Archeo are the only CEQA resources that require additional review.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner **must check box below before proceeding.**	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: PER ATTACHED PTR FORM SIGNED BY SENIOR PRESERVATION PLANNER ON 3/24/14

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: DOUG VU.

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: DOUG VU.	Signature or Stamp:
Project Approval Action: Select One BUILDING PERMIT *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

SAN FRANCISCO
PLANNING DEPARTMENT

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415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	3/24/2014	**Date of Form Completion**	3/20/2013

PROJECT INFORMATION:			
Planner:	Address:		
Doug Vu	150 Urbano Drive		
Block/Lot:	Cross Streets:		
6914/007	Corona & Victoria Streets		
CEQA Category:	Art. 10/11:	BPA/Case No.:	
B	N/A	2013.1204.3321/2013.1747C	

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	3/18/2014

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

See attached March 2014 HRE Part II by Ver Planck Historic Preservation Consulting.

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	● Yes	○ No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:	1910-1935	
			○ Contributor	● Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	● Yes	○ No	○ N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

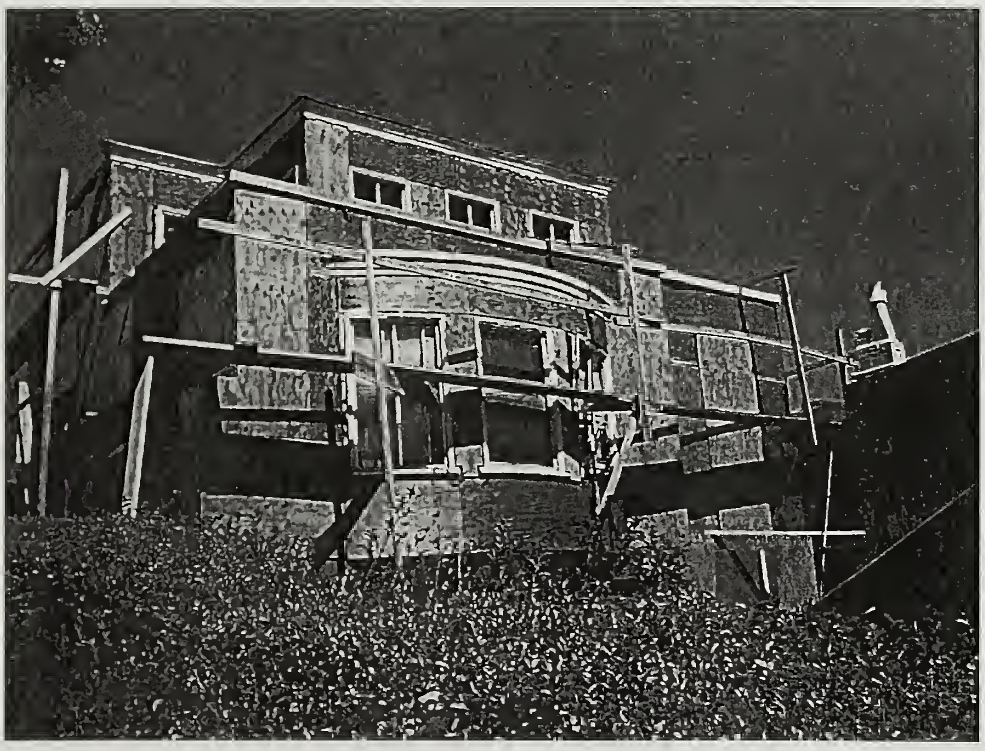
* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

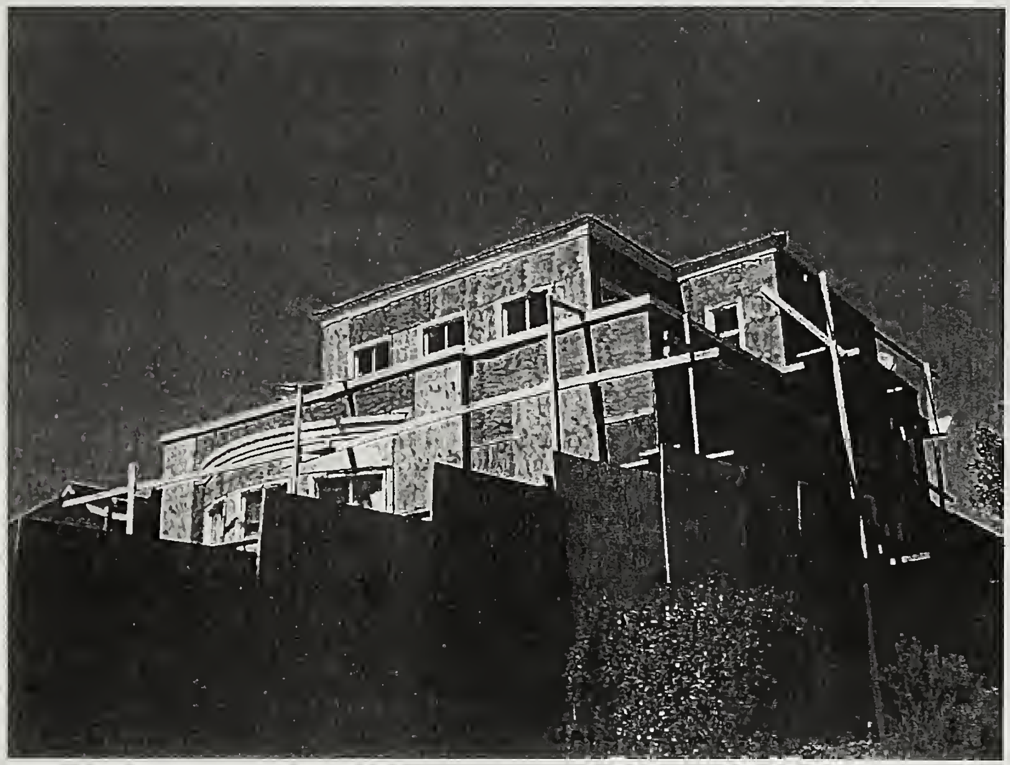
PRESERVATION TEAM COMMENTS:

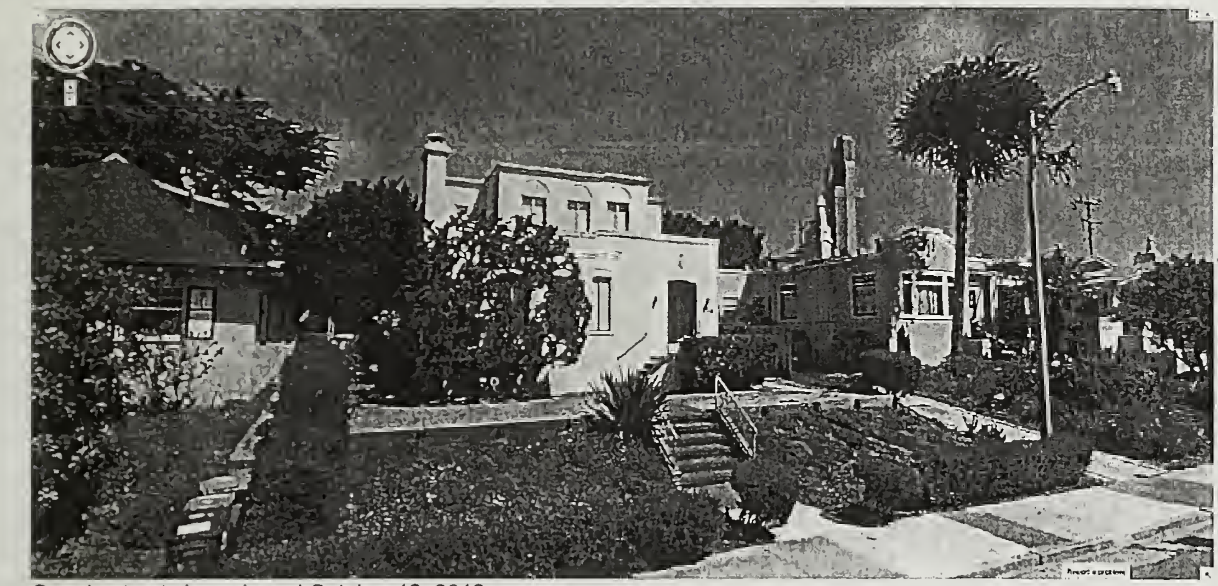
- Constructed in 1923 as a single-family dwelling in the Mediterranean Revival style, the property is not considered a historical resource under CEQA, and a non-contributing resource within the boundaries of the eligible Ingleside Terraces Historic District.
- Staff review of the March 2014 HRE Part II by Ver Planck Consulting has concluded the project to be consistent with the SOI Standards for the Treatment of Historic Properties (Rehabilitation), and is compatible with the eligible Ingleside Terraces Historic District. The following statements pertain to each Standard:
• Standard 1 – Proposed project retains the single-family use and is consistent with the residential character of the Ingleside Terraces Historic District.
• Standard 2 – There is no clear pattern of facade arrangement on Urbano Drive, so the relocation of the entrance to the left bay will not detract from the historic features, spaces and spatial relationships that characterize the potential Ingleside Terraces Historic District.
• Standard 3 – The rehabilitated exterior will retain the modest appearance it originally had and will not add conjectural features or elements from other historic properties.
• Standard 4 – 150 Urbano does not feature alterations that have acquired significance in their own right. Original wood windows were replaced in 1965 with aluminum sliders, but will be repalced with appropriate wood windows as part of the project.
• Standard 5 – Proposed project would restore the historic character of the already removed historic stucco finish and wood trim. These alterations will not affect surrounding contributing resources to the eligible Historic District.
• Standard 6 – The property has no integrity, and the proposed project will replace the unpermitted removal of historic stucco finish and wood trim, ensuring compatibility with the potential Historic District.
• Standard 7 – Since the historic stucco finish and wood trim has already been removed and the building lacks integrity, any further use of chemicals will not affect any resources.
• Standard 8 – Proper mitigation will be undertaken in collaboration with the Planning Department if any archaeological materials are encountered.
• Standard 9 – Building addition will occur at the rear of the property so its visual impacts will not be visible from the vast majority of the potential Historic District. The existing massing visible from the street will be retained and preserved.
• Standard 10 - The property is not a resource and alterations will not affect surrounding contributing resources to the eligible Ingleside Terraces Historic District.
- See HRE Part II prepared by Ver PlanckHistoric Preservation Consulting for a detailed analysis of the project's consistency with the SOI Standards.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Imada	3-24-2014

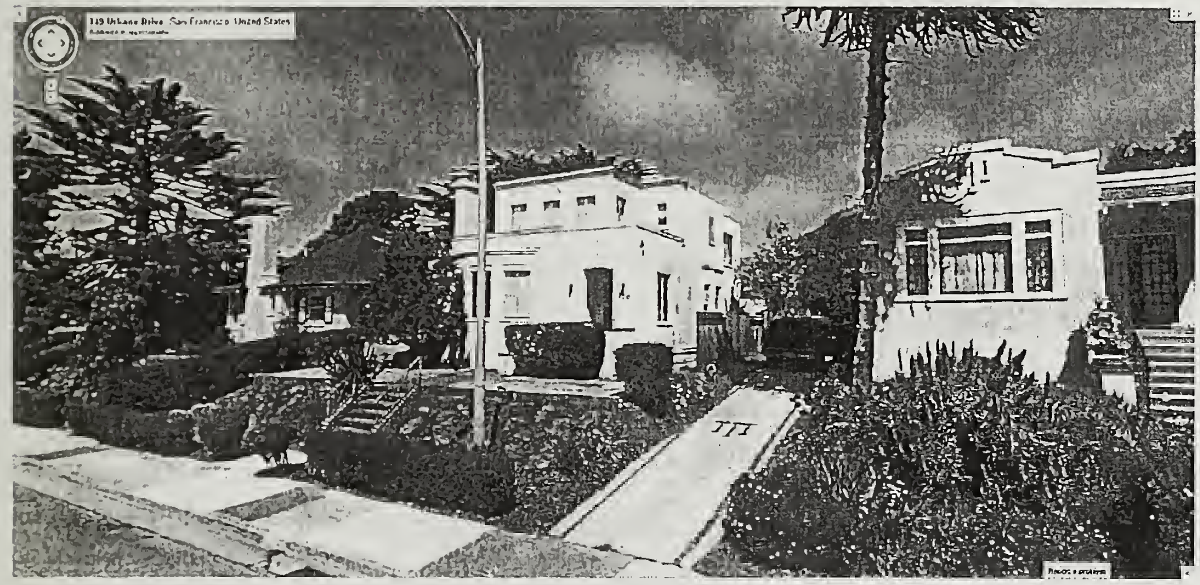
Photographs of Subject Property






Report a problem

Google street view, viewed October 16, 2013


119 Urbano Drive, San Francisco, United States
Report a problem

Google street view, viewed October 16, 2013

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT
APR - 4 2014
SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2238-2240 Divisadero St		1002/046, 047	
Case No.	Permit No.	Plans Dated	
2014.0353E		1/20/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Remodel primary facade including replacement of windows with aluminum-clad, new garage door, stucco siding			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

Digitally signed by Jean Poling
[illegible]

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☑	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☑	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☑	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known **historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* ~~a. Per HRER dated: 3/24/2014 *(attach HRER)*~~ b. Other *(specify)*: Per PTR form dated 3/24/2014.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: A. Kirby 3/31/2014

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☐	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name:	Signature or Stamp:
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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San Francisco,
CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	3/24/2014	**Date of Form Completion**	3/24/2014

PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	2238 - 2240 Divisadero Street	
Block/Lot:	Cross Streets:	
1002/046; 047	Washington and Clay Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014. 0353E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	01/20/2014

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information packet submitted by applicant 02/06/2014.

The proposal is to remodel the entire exterior facade including replacement of windows with aluminum-clad, new garage door, and stucco siding.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
2240 Divisadero Street was constructed in 1895 for owner Mrs. K. Folger by an unknown architect, according to public water records. No historic information was found regarding Mrs. Folger. The property was later owned by Jonathan and Cathe Byrne who sold the property to Dr. Richard F. Tomlinson in 1907. The Byrnes, Dr. Tomlinson, and later owners and occupants of the property do not appear to be of historic significance. The subject property is a two-story over garage, wood frame, two-family residence located on the west side of Divisadero Street, in the Pacific Heights neighborhood. The building features a flat roof with a parapet; two bays project from the third story. Fenestration features non-original double-hung aluminum sash. The building was converted from a single family residence to two units in 1916 and underwent an extensive remodel in 1966, replacing all primary facade cladding and windows. No historic photos of the property were found, although due to these changes the property appears to have a low degree of integrity. Based on historic research conducted by the applicant and preservation planning staff, 2240 Divisadero Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 2240 Divisadero Street is not associated with any historic trends or events in the area or at the subject property; the owners and occupants do not appear to have been significant to our local, regional or national past; and the subject property does not appear to be the work of a master architect or builder, nor does its architecture possess high artistic value or integrity. The immediate context is a mixture of single-family homes and flats, primarily constructed during the late 1800s to the 1920s. Visual continuity is mixed in terms of style, although there is a strong pattern of massing and materials along the immediate block. The neighborhood is not a designated historic district, nor does it appear to qualify as a potential district based on preliminary research into building dates and styles.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Imada	3·31·2014

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
233 Franconia Street		5536A/028	
Case No.	Permit No.	Plans Dated	
2014.0130E		01/06/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)

Project description for Planning Department approval.

Construct a horizontal addition, new basement level, terraced decks on an existing 2-story residence in addition to interior work and new fenestration.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 3/17/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Alexandra Kirby

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name:	**Signature or Stamp:**
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	3/17/2014	**Date of Form Completion**	3/17/2014

PROJECT INFORMATION:

Planner:	Address:	
Alexandra Kirby	233 Franconia Street	
Block/Lot:	Cross Streets:	
5536A/028	Rutledge and Montcalm Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014. 0130E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	1/06/2014

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation prepared by KDI Land Use Planning, October 25, 2013.

The proposal is to construct a horizontal addition, new basement, and new terraced decks on an existing 2 story residence in addition to an interior remodel and new fenestration.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

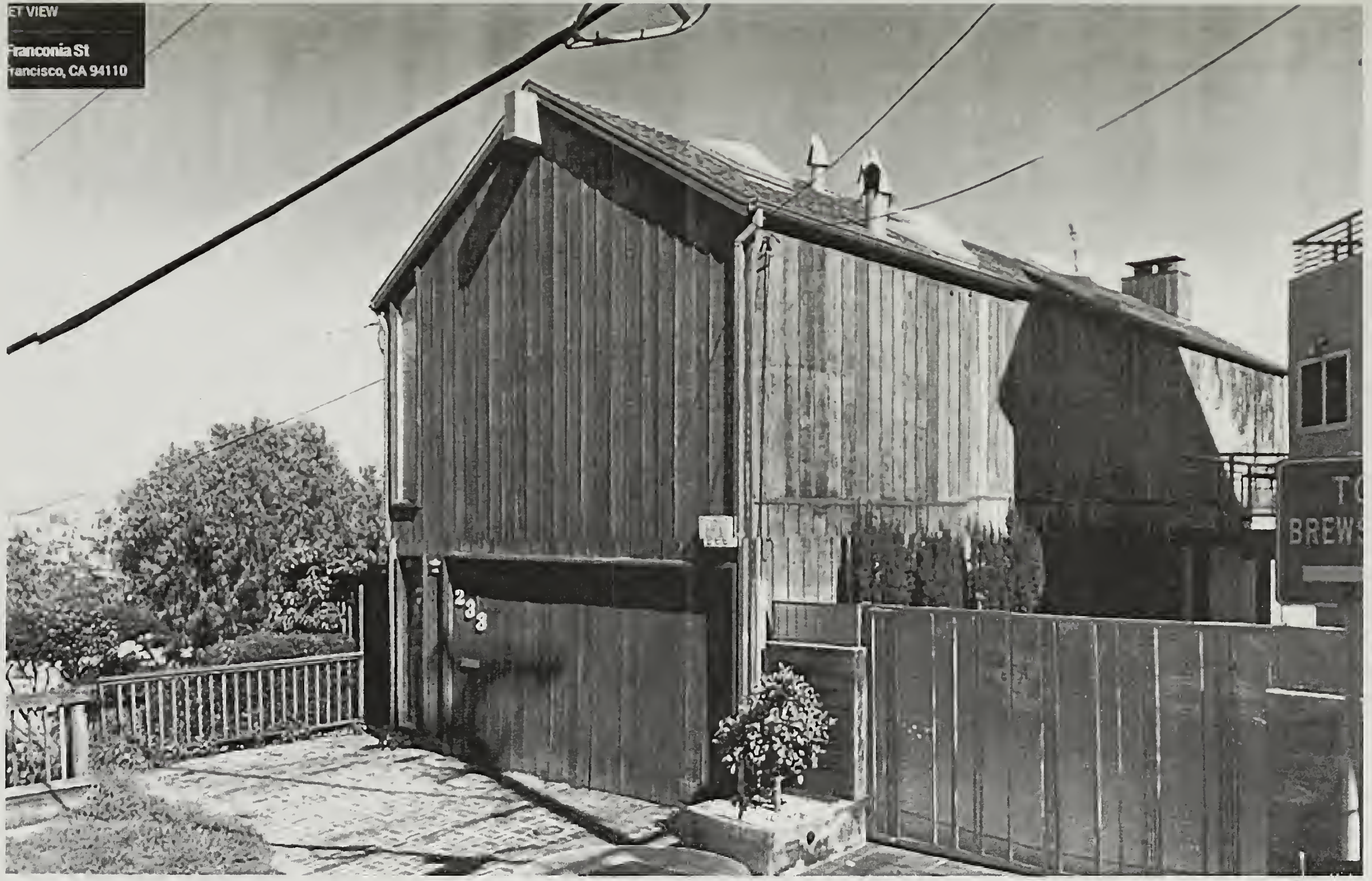
233 Franconia Street was constructed by architect Jonathan Buckley in 1964 for owner Dan Lombos. Lombos was listed as a stevedore in the 1965 city directory, and as a salesman by 1969. He resided in the property with his wife Barbara until 1975, and they continued to rent the property until selling it in 1984. The following owners of the property do not appear to be of historic significance. Little is known about Buckley, who was registered in the city directory as an architect in the year of construction. No other works by the architect have been identified.

The subject property is a two-story, wood frame, single-family residence located on the northeast side of Franconia Street, atop a hill on the north slope of the Bernal Heights neighborhood. The building features strong rectangular massing with a prominent side gable, imitating a barn. The entire building is clad in vertical wood siding. The only fenestration on the primary facade is a slender column at the north edge, divided by the floor plate. A wide garage door, also clad in wood siding, spans the lower level of the primary facade. The main entrance is located at the north facade, overlooking the Mission District. Large aluminum sash sliding windows are located at both floors. A deck extends from the second story at the northeast corner. The building retains high integrity as few alterations have taken place. The building appears to have taken cues from the modernist design of Charles Moore and the architects of Sea Ranch, employing a simplistic form constructed of local materials. The building is not, however, a strong example of the style.

Based on historic research conducted by KDI and preservation planning staff, 233 Franconia Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 233 Franconia Street is not associated with any historic trends or events in the area or at the subject property; the owners and occupants do not appear to have been significant to our local, regional or national past; and the subject property does not appear to be the work of a master architect or builder, nor does its architecture possess high artistic value.

The immediate neighborhood is residential and eclectic in style. Construction dates range from 1916 to 1997 on the subject block, although there is a predominance of 1958 - 1964 tract housing. Two stylistically similar residences are located at the corner of Rutledge and Franconia Streets, although they do not collectively convey a district. Overall, 233 Franconia Street does not appear to be within a potential historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3-31-2014


ET VIEW
Franconia St
rancisco, CA 94110

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3124 Baker St		0931/020	
Case No.	Permit No.	Plans Dated	
2014.0303E		1/27/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Rear horizontal addition; change shape of windows on front facade.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling [illegible]	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: per PTR Form dated 4/7/2014.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	Further environmental review required. Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. GO TO STEP 6.
☑	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (*optional*):

Preservation Planner Signature: Gretchen Hilyard

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	Further environmental review required. Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an *Environmental Evaluation Application*.
☑	No further environmental review is required. The project is categorically exempt under CEQA.

Planner Name: Gretchen A. Hilyard	Signature or Stamp: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2014.04.14 09:13:05 -07'00'
Project Approval Action: Planning Commission Hearin *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

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San Francisco,
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PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	4/7/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	3124 Baker Street	
Block/Lot:	Cross Streets:	
0931/020	Chestnut Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0303E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	01/27/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Natalie Forood (dated 2/20/2014)

Proposal is for rear horizontal addition and change of window openings on front.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Evaluation prepared by Natalie Forood (dated February 20, 2014) and information found in the Planning Department archives, the subject property at 3124 Baker Street contains a two-story-over-garage wood frame single-family residence that has some Mediterranean Revival detailing. The building was constructed in 1925 by an unknown architect. Permit records and visual observation indicate that the subject property underwent the following alterations over time: window replacement and dry rot/stucco repair on the primary façade (1968), widening of the garage door to 12 feet and alteration of posts and headers at the front, and installation of pipe columns (1975), re-roofing (1990 and 2009).

The subject property is a stripped example of a Mediterranean Revival style residence with low historic integrity. Few historic architectural features remain and are limited to the clay tile pent roof parapet and stucco cladding. The building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any listed historic districts. The subject block contains a mixed grouping of modified Mediterranean Revival style residences that retain little historic integrity.
The subject property is not located within the boundaries of any identified historic districts. The surrounding area exhibits a cohesive grouping of properties constructed in the late 1920s, however, many of the surrounding properties have experienced facade alterations that have compromised historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4/11/14

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
259 Fredrick St		1269/090
Case No.	Permit No.	Plans Dated
2013.044E		03/11/13
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Request for Historic Review Determination based on Conceptual Plans maximum buildable area at the site.		

STEP 1: EXEMPTION CLASS
TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine*)

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☒	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*):

Per GIS database, Hist Pres is the only CEQA resource that requires additional review.

Monica Pereira

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*

☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known **historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible** spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: per PTR Form dated 4/4/2014.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. GO TO STEP 6.
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (*optional*):	
Preservation Planner Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2014.04.14 09:05:24 -07'00'	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2014.04.14 09:05:48 -07'00'
	Date: 04.14.2014	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.	

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PRESERVATION TEAM REVIEW FORM

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Planning
Information:
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Preservation Team Meeting Date:		**Date of Form Completion**	4/4/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	259 Frederick Street	
Block/Lot:	Cross Streets:	
1269/090	Downey Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.0444E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	03/11/2013

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form for Historic Resource Determination, prepared by Garavaglia Architecture Inc. and Kevin Simmons (dated 2.20.13) and Neighborhood Context Survey, prepared by Garavaglia Architecture Inc. (dated 3/26/14).

Proposed project: 2 story vertical addition and facade remodel.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

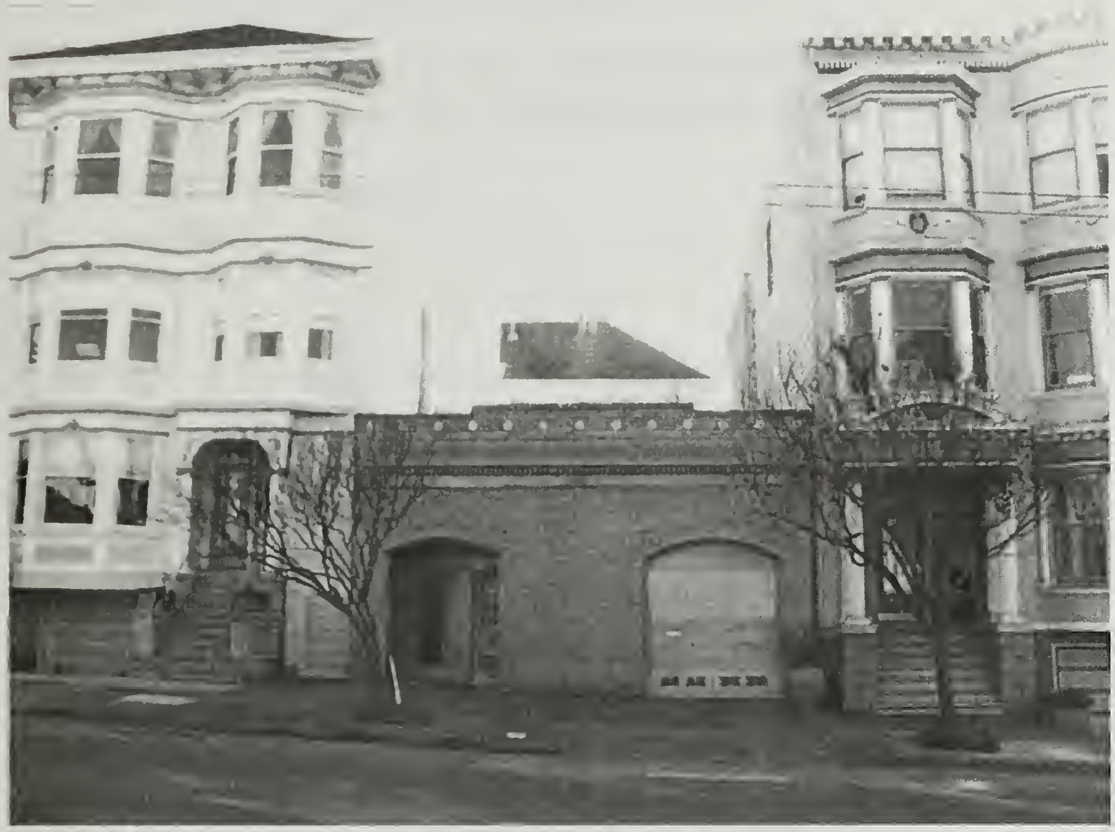
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination (dated February 20, 2013), the Neighborhood Context Survey prepared by Garavaglia Architecture Inc. (dated March 26, 2014), and information found in the Planning Department files, the subject property at 259 Frederick Street contains a one-story, reinforced concrete building originally used as an auto garage in 1915 designed in a modest 20th century commercial architectural style. The building features blond brick cladding and two arched openings on the primary façade. Known alterations to the property include: conversion of auto repair to 3-flat apartment building (1991-1993); addition of entry door and new garage door at front, kitchen and 2 baths on interior, addition of a stair tower, skylight and dormer to roof (1993); repair of parapet, front bracing changed to wood (1993); roof deck and vertical addition (1994).
The subject building is a common example of an auto garage building that has been modified for residential use. No information was uncovered about the architect of the building and it is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history such that would qualify it for listing under Criterion 2.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Haight/Ashbury neighborhood on a block that exhibits a cohesive construction period from 1890-1915 and includes examples of Dutch Colonial, Edwardian, Queen Anne, Shingle, Mission Revival and Italianate architectural styles. Despite the cohesion of construction, many of the buildings have been stuccoed or stripped of their period detailing and no longer retain historic appearance. Therefore, the area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and no historic district exists in the area surveyed (Frederick Street from Belvedere Street to Ashbury Street).

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4/11/14



Front elevation, looking south.

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Certificate of Determination
Exemption from Environmental Review

Case No.:	2013.0309E
Project Title:	**1629 Taylor Street**
Zoning:	RH-2 (Residential – House, Two Family) Use District 40-X Height and Bulk District
Block/Lot:	0150/004
Lot Size:	3,073 square feet
Project Sponsor:	Anthony Alegria- Double-D Engineering, INC. (415) 551-5150
Staff Contact:	Laura Lynch – (415) 575-9045 Laura.lynch@sfgov.org

PROJECT DESCRIPTION:

The proposed project includes the addition of a new curb cut and garage to an existing single-family residence constructed in 1909. The addition of the garage would cut into the existing retaining wall located along Taylor Street. The project would add an exterior elevator shaft providing access from the ground floor to the rest of the existing residence. The subject property is located within the Russian Hill neighborhood along the western side of Taylor Street, midblock, bounded by Broadway, Vallejo, and Jones Streets. The project would require a building permit and a variance.

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act [CEQA] Guidelines Section 15301(e)(2))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

April 15, 2014
Date

cc: Anthony Alegria, Project Sponsor
Kelly Wong, Preservation Planner

Supervisor David Chiu, District 3
Historic Preservation Distribution List
Virna Byrd, M.D.F.

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Project Approvals

Approval Action: If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code

REMARKS:

Historical Resources. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 1629 Taylor Street is a historical resource as defined by CEQA. A property may be considered a historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential or if it is within an eligible historic district.

The project site was constructed in 1909 by Architect Albert Farr and is located within the Russian Hill-Vallejo Street Crest National Register Historic District, which is listed on both the National Register of Historic Places and on the California Register of Historical Resources. In addition the property was identified in the 1968 Junior League Survey (*Here Today*) and the *1976 Department of City Planning Architectural Quality Survey* as a contributor to the historic district. For these reasons the property is considered a historic resource for the purposes of CEQA review procedures. A consultant-prepared Historic Resource Evaluation report[1] provides additional background information specifically to 1629 Taylor Street, the surrounding historic district, and the existing retaining wall along Taylor Street.

In addition, Planning Department preservation staff completed a Historic Resource Evaluation Response (HRER) Part II[2]. This report evaluated the proposed project and its consistency with the existing historic resources. Some notable historic features found on the existing property include natural wood siding, wood sash windows and tall stone retaining walls (Maria Homer-Charles Parker Retaining Wall, 1867 and Sammuel L. Theller Retaining Wall, 1867). The HRER confirmed that the proposed project work would be consistent with the Secretary of the Interior Standards for Rehabilitation. The report concluded that the project work would not cause a significant adverse impact to either the individual historic resource or the Russian Hill-Vallejo Street Crest National Register Historic District. Therefore, the proposed project would have no significant impact to on-site or off-site historic resources.

Geotechnical. The Planning Department's records show that the property is not in a landslide or liquefaction zone; however, the residence is on a slope of approximately 40 percent. A geotechnical investigation was conducted for the addition of the new garage at 1629 Taylor Street.[3] The primary topics of geotechnical concern outlined in the report include the following: adequate foundation support, excavation into bedrock, and temporary slopes during excavation. The report also notes that it may be necessary to underpin existing neighboring structures. The geotechnical investigation notes that the project site is located within an area where the closest mapped active fault is approximately eight miles from the project site and potential damage due to surface rupture from faults, liquefaction, lateral spreading, land sliding and densification to be low. The proposed project is likely to experience strong earthquake shaking; however, existing Building Code requirements would reduce the potential damage from earthquake shaking. The investigation provides recommendations to address geotechnical concerns, including the following topics: site preparation and grading, seismic design, foundations, retaining walls, slab-on-grade floors, and site drainage. Earth Mechanics Consulting Engineers requests to evaluate the project plans to ensure conformance with the recommendations provided and be contacted if the project's start of work is 18 months after the issuance of the report, if subsurface conditions differ than those outlined in the report, or the project or surroundings have changed, to reevaluate the project. The sponsor has agreed to follow the recommendations outlined within the geotechnical report, subject to final review and permitting by the Department of Building Inspection. Thus, the proposed project would have no significant geotechnical impacts.

---

[1] *Historic Resource Evaluation, 1629 Taylor Street,* San Francisco, CA Double-D Engineering, Inc. February 21, 2013. This document is available for review as part of the case number 2013.0309E at the San Francisco Planning Department, Suite 400, 1650 Mission Street, San Francisco, CA.

[2] *Historic Resource Evaluation Response, Part II,* San Francisco Planning Department, February 24, 2014. This document is attached.

Exemption Class. Under CEQA State Guidelines Section 15301(e)(2), or Class 1(e)(2), additions to existing structures of up to 10,000 sq. ft. are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would increase the existing 3,073 sq. ft. single-family residence by approximately 1,071 sq. ft. to 4,144 sq. ft., substantially less than 10,000 square feet. In addition, the project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available. Therefore, the proposed project would be exempt from environmental review under Class 1.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant geotechnical or historical resource impacts. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

---

[3] Earth Mechanics Consulting Engineers, *Geotechnical Investigation Planned Improvements at 1629 Taylor Street, San Francisco, California*, March 01, 2013. This report is available for review as part of Case No. 2013.0309E.

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PLANNING DEPARTMENT

Historic Resource Evaluation Response

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Date	February 19, 2014
Case No.:	2013.0309E
Project Address:	1629 Taylor Street
Zoning:	RH-2 (Residential House, Two-Family) 40-X Height and Bulk District
Block/Lot:	0150/004
Staff Contact:	Kelly H. Wong (Preservation Planner) (415) 575-9100 kelly.wong@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1909, the subject building at 1629 Taylor Street is located on a rectangular-shaped lot measuring 35.5 feet by 102.6 feet between Broadway and Vallejo Street in the Russian Hill neighborhood of San Francisco. The subject property is identified in the 1968 Junior League Survey (*Here Today*) and the 1976 Architectural Survey; and is identified as a contributor to the Russian Hill-Vallejo Street Crest Historic District, which is listed in the National Register of Historic Places and in the California Reigster of Historical Resources.

Based on its location within the boundaries of the historic district, 1629 Taylor Street is considered a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

The subject building is located within the Russian Hill-Vallejo Street Crest National Register Historic District. The area has a strong association with the arts and the 1906 Earthquake and Fire; however, the district is primarily known for architectural examples of the pioneering work by Willis Polk, Bernard Maybeck, and others in what became known as the First Bay Tradition style.

For the Russian Hill-Vallejo Street Crest National Register Historic District, the character-defining features include but are not limited to:

- Architectural styles including First Bay Tradition, Second Bay Tradition, Pueblo/Mission/Spanish Colonial Revival, mixed Colonial Revival/Craftsman, and Italianate;
- Very high architectural design quality;

- All residential use, mostly single dwellings but converted to units;
- Buildings occupy full street frontages, are set back from front lot lines, and protected by walls and natural bluffs;
- Wood frame construction;
- 2-3 stories with basement, some additional stories stepping down hillside;
- Gable or hip roof;
- Informal plans;
- Interior use of natural redwood;
- Restrained but imaginative eclectic ornamentation;
- Wood shingle exteriors, smooth stucco, or rough pebble-dash stucco finish;
- Earth tone colors;
- Relationship to outdoors;
- Gardens;
- Architecturally unified groups which share party walls;
- Informal landscaping that unifies district and contributes to its rural enclave;
- Beaux Arts-planned street, a park, and unified set of street improvements;
- A set of stairs within a paneled concrete retaining wall across Florence at Broadway; and
- Five major retaining walls.

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: January 4, 2012 by Double-D Engineering, Inc.

Property Description

1629 Taylor Street, originally known as the Homer Parker House, was constructed in 1909 by Architect Albert Farr and is a three-story over basement, single family, wood frame residence. The residence is rectangular in plan and designed in the First Bay Tradition architectural style and set back in a casual garden on a steep hillside. Notable historic features include the natural wood shingle siding, wood sash windows (majority divided lites, some with divided upper sash), divided lite French doors, dormers, roof decks with parpet, gabled roofs, and a tall stone retaining wall (Maria Homer-Charles Parker Retaining Wall, 1867) with brick cap on the east and a stone retaining wall (Samuel L. Theller Rtaining Wall, 1867) on the north.

Known alterations to the property include: enclosure of an existing roof deck at the southeast corner of the first floor to create a sunroom (likely before 1969) and the installation of new wood shingles at the building exterior in 1969. Additional modifications include installation of a new metal fence and concrete steps on the existing Maria Homer-Charles Parker retaining wall and the installation of newer concrete steps from the retaining wall to the house at an unknown date.

Project Description

The proposed project includes the construction of a new elevator tower to the south of the building.

In detail, 1629 Taylor Street would be altered as follows:

- Addition of a new elevator tower (measuring approximately 30'-0"in height and 5'-7" x 6'-2"in plan), extending from the new basement to the level of the roof eave, on the south side of the existing building.
- Infill of one existing window opening at first floor level on the south elevation.
- Removal of a portion of an existing parapet at the second floor level roof deck.
- Creation of a new basement level below the existing building.
- Insertion of a new recessed garage door opening measuring 10'-0" wide at the Maria Homer-Charles Parker Retaining Wall including a pedestrian door at the recess.
- Creation of one new curb cut.
- Removal of one existing street tree and planting of one new street tree.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project includes the retention of the majority of the property's character-defining features and the resulting project would not materially impair the significance of the eligible historic resource.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

> *Standard 2.*
>
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project will include the addition of an elevator tower on the south elevation, the infill of an existing window, removal of a portion of an existing parapet, the creation of a new basement level, and the insertion of a recessed garage door opening at the east retaining wall. The proposed project maintains the historic character of the property, as well as the historic district, as defined by its character-defining features, as defined in the Pre-Existing Historic Rating / Survey section above.

The historic features of the property will be retained and new features will be compatible with the character of the property and district. The new elevator tower will be constructed in a location that maintains the footprint of the original property. The infill of an existing window opening and the removal of a portion of the existing parapet wall will not alter the appearance of the building as these changes are minor and will not alter the overall character of the property. The proposed stucco finish to be painted to match the existing shingled exterior is in character with the finishes and colors found in the district. The new recessed garage door opening is of a size and design that is in character with the other openings at adjacent properties along the Maria Homer-Charles Parker Retaining Wall. A new pedestrian door will be located perpendicular to the recessed wall of the opening to mimize the number of penetrations at this historic retaining wall. These changes will not result in the loss of distinctive materials and will maintain the features, spaces and spatial relationships that characterize the historic district.

Therefore, the proposed project complies with Rehabilitation Standard 2.

> *Standard 3*
> *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project involves the addition of an elevator tower, infill of an existing window, removal of a portion of an existing parapet, the creation of a new basement level, and the insertion of a recessed garage door opening. New features will be detailed and constructed using contemporary materials and will be recognized as new alterations to differentiate them from the original building. The new elevator tower will be constructed outside the footprint of the original building and will have a stucco finish painted the same color as existing shingles. Overall, the changes will not create a false sense of history and no conjectural features will be added.

Therefore, the proposed project complies with Rehabilitation Standard 3.

> *Standard 5.*
> *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project includes the retention of the property's character-defining features, including all features of the primary façade and all but one window on the secondary façade. The proposed project also retains the overall massing and proportion of the building such that its relationship to the historic district will be unchanged. Proposed changes such as the addition of an elevator tower, alteration to the south elevation to accommodate the new tower, and insertion of a new recessed garage door opening at the retaining wall will result in a minimal loss of historic fabric and will not alter the distinctive materials, features, finishes and craftsmanship that characterize the property and historic district.

Therefore, the proposed project complies with Rehabilitation Standard 5.

> *Standard 9.*
> *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project will result in minimal change to the character-defining features of the property and historic district and will be detailed to be compatible with the historic materials, features and spatial relationships that characterize the subject property within the historic district.

The new elevator tower is designed to be compatible with the property and will not alter the overall character of the property. Its proposed location immediately adjacent to the original footprint of the existing building will be compatible with the historic spatial relationships that characterize the property. The new tower will have a painted stucco finish in a color to match the existing shingles and will be compatible with the historic materials and features of the existing property. The infill of one existing window and removal of a portion of an existing parapet to accommodate the new tower will minimally alter the south elevation of the building. The design of the multi-lite windows at the south and east elevations will reference the existing windows found on the property. A single door opening will be inserted on the east elevation. The new garage door opening will feature a new painted wood garage door and surround and is of a size and design that is compatible with the existing property and surrounding historic district. The new opening will be recessed to accommodate a pedestrian door at the return to miminize new penetrations at the historic retaining wall. The new additions to the property will be read as contemporary alterations and will be compatible with the materials, features, size, scale, proportion and massing of the historic property and surrounding historic district.

Therefore, the proposed project complies with Rehabilitation Standard 9.

> *Standard 10.*
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed new construction minimally alters the overall form of the historic property and will be constructed of compatible materials and detailed to match the proportion and detailing of the existing historic features. The new tower is a stand alone element and in the rare case that it was removed in the future would not impair the historic character of the property. If these new features were removed in the future, the essential form and integrity of the property and historic district would be unimpaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary
The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*).

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

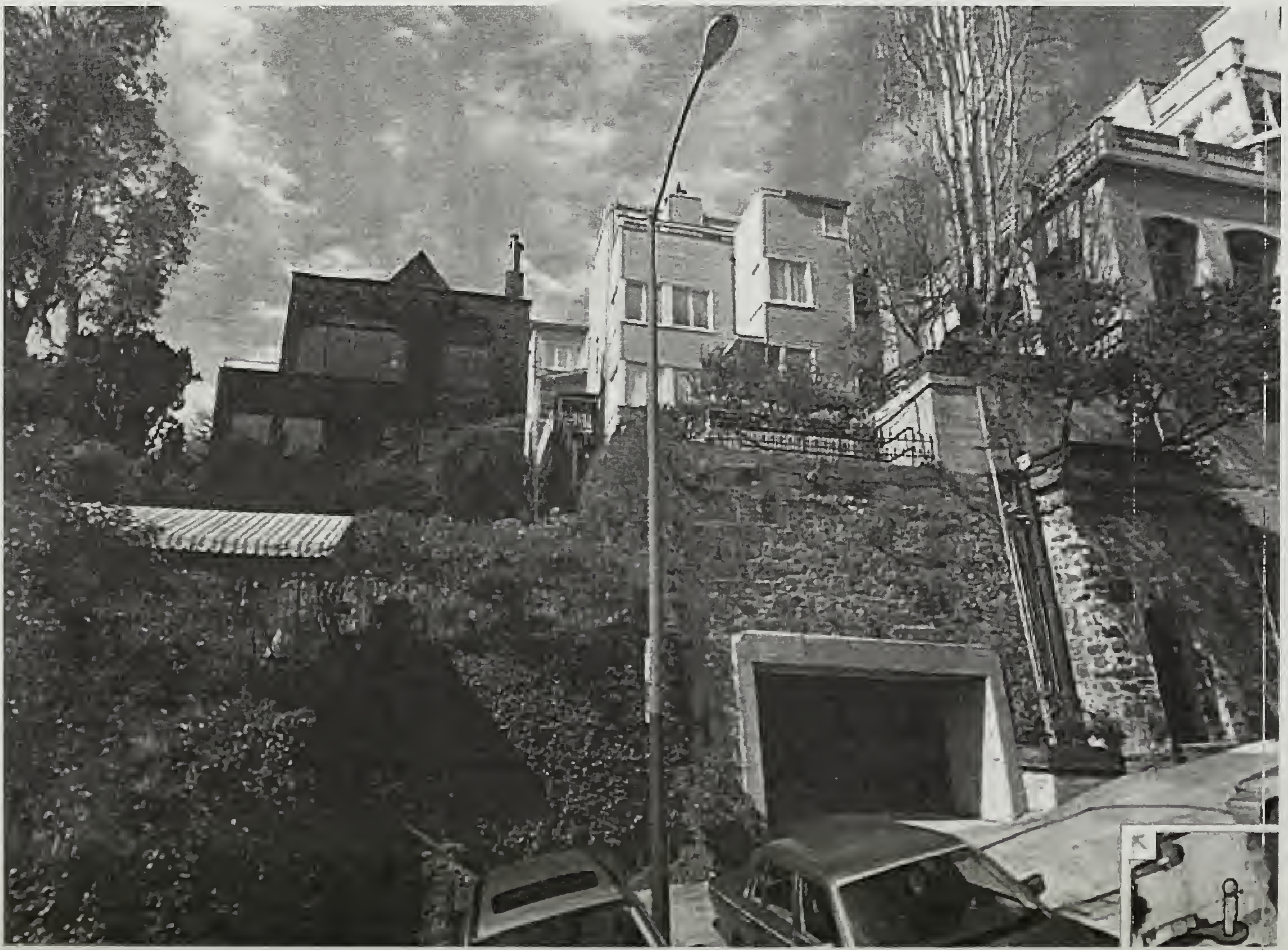
PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 2·24·2014
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Laura Lynch, Environmental Planning

KW: G:\Kelly\02_Projects\HRERs\1629 Taylor\1629 Taylor Street HRER_Part II.docx

1629 Taylor Street



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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
42 Homestead St		6503/006	
Case No.	Permit No.	Plans Dated	
2014.0271E		8/5/13	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Horizontal rear addition and conversion from single-family home to two dwelling units; modify pitched roof; add one parking space.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 4/3/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Allison V

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Allison Vanderslice	**Signature or Stamp:** Allison V 4/16/2014
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	4/3/2014	**Date of Form Completion**	4/3/2014

PROJECT INFORMATION:

Planner:	Address:	
Allison Vanderslice	42 Homestead Street	
Block/Lot:	Cross Streets:	
6503/006	24th and 25th Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2014.0271E

PURPOSE OF REVIEW:	**PROJECT DESCRIPTION:**
● CEQA ○ Article 10/11 ○ Preliminary/PIC	● Alteration ○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	08/05/2013

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

The proposed project consists of a vertical and horizontal addition as well as the addition of a second-unit to an existing single-family residence. A Supplemental Information for Historic Resource Evaluation (Supplemental) form prepared by Tim Kelley Consulting (dated 01/2014) for 42 Homestead Street was submitted by the project sponsor to aid this review.

PRESERVATION TEAM REVIEW:

Historic Resource Present ○ Yes ● No * ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

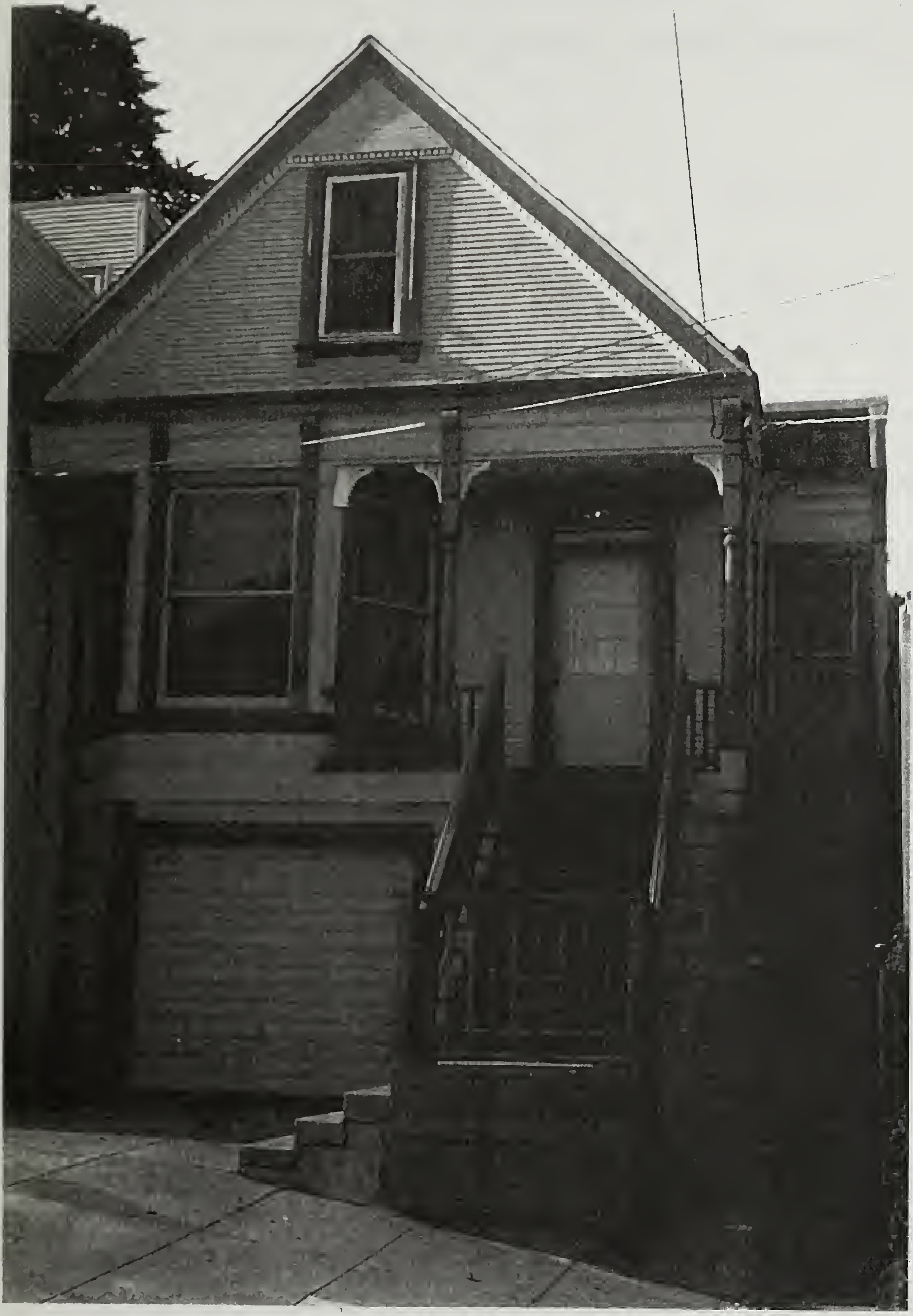
Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
Based on the Supplemental form completed for the subject property and additional research by Department staff, the subject property at 42 Homestead Street is not an historical resource under CEQA. Constructed in 1897, the building was built after the initial development of the Noe Valley neighborhood and the immediate area in the 1880s. The subject building does not appear to be associated with any significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the Supplemental form prepared for the subject property, no significant persons are associated with the property. Therefore, the subject property is not significant under Criterion 2. The subject building is an one-and-half-story-over-garage, gable-roof, single-family residential building. The subject building is a typical but not distinguished example of a vernacular Queen Anne cottage that was a common style in the Noe Valley neighborhood during this period. As this building type is common in the neighborhood and the subject building is not an unique or exceptional example, the subject building is not individually eligible as a significant example of a type or style. Groups of similar Victorian style cottages stand on the surrounding blocks to the north and east of the subject building, such as along Jersey and Elizabeth streets, and these buildings like qualify as an eligible historic district. However, due to the variety of residential building types and styles seen along this portion of Homestead Street, the subject property and the surrounding buildings do not appear to contribute to any nearby eligible historic district. Based on the Supplemental form, neither a builder or architect was identified for the building and the building does not appear to be the work of a master. Therefore, the subject property is not significant under Criterion 3. The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. As discussed above, the subject property does not appear to be within an identified or eligible historic district as this portion of the subject block faces of Homestead Street contain a variety of residential building styles dating from the 1890s to the 2000s.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4/11/14

Photographs of Subject Property



Primary Facade

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2809-2811 Polk St		0478/004	
Case No.	Permit No.	Plans Dated	
2014.0347E		12/12/13	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Horizontal and vertical addition.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area*)
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine*)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling [illegible]	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: PTR form dated 4/1/2014
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Allison V	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Allison Vanderslice	**Signature or Stamp:** Allison V 4/16/2014
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
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San Francisco,
CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	4/1/2014	**Date of Form Completion**	4/1/2014

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	2809-2811 Polk Street	
Block/Lot:	Cross Streets:	
0478/004	Chestnut and Francisco	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2014.0347E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	12/12/2013

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

The proposed project consists of a horizontal and vertical addition as well as internal reconfiguration and addition of an elevator. An Supplemental Information for Historic Resource Evaluation (Supplemental) form prepared by Richard Brandi (dated 01/13/2014) for the subject property was submitted by the project sponsor to aid this review.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:	n/a		Period of Significance:	n/a	
			○ Contributor	● Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Based on the Supplemental report completed for the subject property and additional research by Department staff, the subject property at 2809-2811 Polk Street is not an historical resource under CEQA. Originally built as an one-story residence, the subject property was moved to its present location from the Panama-Pacific International Exposition (PPIE) grounds in the Marina District in 1912. This two-story-over-basement, two unit residential building has some Mediterranean Revival detailing including stucco-cladding and shaped parapet. The building was raised to two-stories in 1924 and has undergone several rounds of alterations including the addition of the garage.

While the building was moved in association with the construction of PPIE, this is not a significant association nor does the building appear to be associated with any significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1.

Based on the Supplemental form prepared for the subject property and additional research by Department staff, no significant persons are associated with the property. Therefore, the subject property is not significant under Criterion 2.

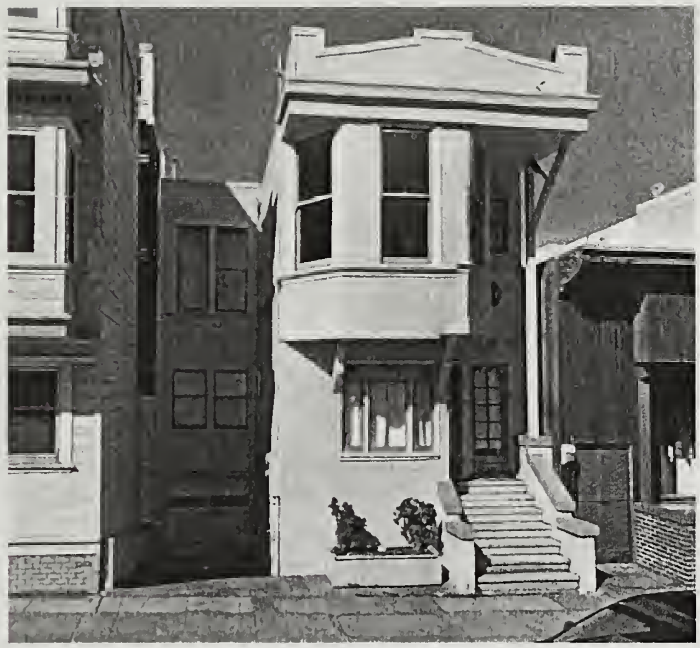
The subject building does not appear to be a distinguished example of a type, style or period. Constructed prior to 1912, the original style of the one-story house is not known. While the subject building underwent major alterations associated with the move in 1912 and being raised in the 1920s, the subject property is not a significant example of either 1910s or 1920s architectural types or style. Neither the original location of the subject building nor the original builder or architect was identified. Furthermore, due to ongoing alterations, the building does not appear to be the work of a master. Therefore, the subject property is not significant under Criterion 3.

The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

The subject property does not appear to be within an identified or eligible historic district as the subject block faces of Polk Street contain a wide variety of building types and styles and lack the cohesion necessary for an historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4/11/14

IMAGE



2809-2811 Polk Street

Source: Google, 2014.

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Certificate of Determination
EXCLUSION/EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: **2013.1149E**
Project Title: **San Francisco International Airport South Field Cargo Demolition Project**
Project Location: San Francisco International Airport
Project Sponsor: San Francisco International Airport
Avant D. Ramsey – (650) 821-7836
Lead CEQA Agency: San Francisco Planning Department
Staff Contact: Kei Zushi – (415) 575-9036
kei.zushi@sfgov.org

PROJECT DESCRIPTION:

The project site is located approximately 300 feet west of South Area Drive in the southwestern portion of the San Francisco International Airport (SFO), which is owned and operated by the City and County of San Francisco (CCSF) through its Airport Commission. The proposed project would involve the demolition of: 1) a 65-foot-tall, three-story, 71,387-sf former Trans World Airlines (TWA) Hangar Building; 2) a 27-foot-tall, two-story, 9,800-sf Skywest Cargo Building; and 3) associated ancillary structures including light posts, air conditioning units, small utility outbuildings, fences, and rails. No new buildings would be constructed as part of this project. The Skywest Cargo Building is located immediately northwest of the TWA Hangar Building.

7/14

[continued on next page]

GOVERNMENT
DOCUMENTS DEPT

APR 21 2014

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EXEMPT STATUS:

General Rule Exclusion (State CEQA Guidelines, Section 15061(b)(3))

REMARKS:

Please see the next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

April 17, 2014
Date

cc: Avant D. Ramsey, Project Sponsor
Historical Preservation List
Bulletin Board
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (CONTINUED):

The immediate vicinity is characterized by airport maintenance and support facilities, paved surface parking lots, aircraft taxiways, and air craft parking areas. SFO is located east of U.S. Highway (US 101) and bounded by San Francisco Bay to the west, near the cities of South San Francisco, San Bruno, and Millbrae. SFO property consists of approximately 5,110 acres and is the largest airport in size, annual passengers, and aircraft operations (takeoffs and landings) in the San Francisco Bay Area. Approximately 2,110 of these acres are east of US 101, 180 acres are west of US 101, and 2,810 acres are in San Francisco Bay.

Project Approval:

The approval action for this project is the San Francisco Airport Commission's award of construction contract for the proposed project.

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Historical Resources. An Historic Resources Evaluation Report (HRE) has been prepared for the proposed project.[1] Based on the report, an Historic Resource Evaluation Response (HRER) has been prepared by the Planning Department and is summarized below.[2] The HRER found that neither the former TWA Hangar Building, nor the Skywest Cargo Building, is an historic resource for the purposes of CEQA.

The TWA Hangar Building, completed in 1958, is a three-story, steel frame and reinforced concrete industrial building, measuring approximately 320 feet long, 135 feet wide, and 65 feet high. While the hangar is clearly associated with the advent of jet passenger service at the San Francisco International Airport, as well as the inauguration of jet service by TWA, it does not appear individually significant in terms of associations with its events that have made a significant contribution to the broad patterns of local or regional history. The hangar also does not appear to be an individually significant facility related to the history of TWA, nor does it appear to contribute to a potential historic district (Criterion 1, Event). In addition, the hangar does not have any direct and significant associations with persons important to local, state, or national history (Criterion 2, Persons). Furthermore, the hangar does not appear particularly significant or influential within the larger body of work by H. K. Ferguson Company, which was the architect-engineer for the hangar. In addition, the hangar does not appear individually significant as an example of a type or period, nor does it appear to have been overtly designed to convey "Jet Age" symbolism or serve as a flagship facility for TWA (Criterion 3, Architecture). Finally, the hangar is not likely to yield information important to history, such as evidence of unique building materials or methods (Criterion 4, Information Potential).

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[1] ESA. *Historic Resources Evaluation Report, Former TWA Hangar, San Francisco International Airport, San Francisco, California,* January 2014. This document is available for review as part of Case File No. 2013.1149E at 1650 Mission Street, Suite 400, San Francisco, CA.

[2] Tina Tam, Senior Preservation Planner, San Francisco Planning Department. *Historic Resource Evaluation Response (HRER), Former TWA Hangar and Skywest Cargo Building, San Francisco International Airport,* March 19, 2014. This document is available for review as part of Case File No. 2013.1149E at 1650 Mission Street, Suite 400, San Francisco, CA.

The Skywest Cargo Building is described as the "TWA Commissary" in the DPR 523 B form completed by Carey & Company.[3] It appears that the construction of the Skywest Cargo Building coincided with the addition made at the northeast end of the TWA Hangar Building circa 1968. As either a commissary or cargo building, the building does not appear individually eligible in terms of associations with its events that have made a significant contribution to the broad patterns of local or regional history. The building was constructed as an ancillary building, and it does not appear to have played an important role in the operations of either TWA or the airport (Criterion 1, Event). In addition, the Skywest Cargo Building does not have any direct and significant association with persons important to local, state, or national history (Criterion 2, Persons). Furthermore, the Skywest Cargo Building features a utilitarian design and is devoid of architectural ornament. The building does not appear to contribute to a potential historic district. (Criterion 3, Architecture). Finally, the hangar is not likely to yield information important to history, such as evidence of unique building materials or methods (Criterion 4, Information Potential).

Based on the above, the Planning Department determined that the proposed project would not result in a significant historic resource impact.

Archeological Resources. The Planning Department reviewed the proposed project to determine if any archeological resources would be impacted. The Planning Department staff determined that the proposed project would not adversely affect CEQA-significant archeological resources.[4]

Noise. The proposed project would involve the demolition of the existing TWA Hangar Building, the Skywest Cargo Building, and associated ancillary structures. Use of heavy construction equipment, including excavators, hydraulic hammers, loaders, and dump trucks, may cause a temporary increase in noise and vibration levels near the project site during the project's six-month construction period.[5] The closest residential area is approximately 650 feet to the west and separated from the proposed site by US 101, and there are no other sensitive receptors near the project site. The distance from the project site to the sensitive receptors near the project site would reduce the effects of project related excessive groundborne noise and vibration on these receptors. As a result, the proposed project would not expose persons to or generate excessive groundborne noise or vibration, and would not result in a significant noise impact.

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[3] Nancy Goldenberg, Carey & Company, Inc. *DPR, TWA Hangar and TWA Commissary,* March 22, 2000. This document is available for review as part of Case File No. 2013.1149E at 1650 Mission Street, Suite 400, San Francisco, CA.

[4] Randall Dean, San Francisco Planning Department. *Archeological Review Log.*

[5] Audrey Park, San Francisco International Airport, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, Construction Noise: Demolition of TWA Hanger Building and Skywest Cargo Building (Case No. 2013.1149E),* April 14, 2014. This document is available for review as part of Case File No. 2013.1149E at 1650 Mission Street, Suite 400, San Francisco, CA.

Air Quality. The proposed demolition work could temporarily raise dust levels in the project vicinity. The project sponsor would implement construction dust control Best Management Practices (BMPs) during construction. These BMPs would include, but are not limited to: 1) controlling construction dust as required by the Federal Aviation Administration (FAA) Advisor Circular No. 150/5370-2F;[6] 2) sprinkling demolition sites where dust is created; 3) covering stockpiles of soil, sand, and other fine materials; 4) covering trucks hauling debris, soil, and, and other fine materials; and 5) sweeping all roadways surrounding demolition and construction areas and along haul routes at least once per day.[7] Based on the above, the proposed project would not result in significant construction air quality impacts. As a result, the proposed project would not result in significant air quality impacts.

Biological Resources. The project site is within a fully developed area. The project site does not contain any known rare or endangered plant or animal species, or habitat for such species.[8] The proposed project would also be subject to the federal Migratory Bird Treaty Act (MBTA), which makes it unlawful to pursue, hunt, take, capture, or kill migratory birds. Therefore, the proposed project would not result in significant impacts on migratory birds or other endangered, rare, or threatened species.

Hazards and Hazardous Materials. Releases of hazardous materials into the environmental are regulated by federal, state, and local agencies. At SFO, these agencies are the San Mateo County Environmental Health Service (EHS) and the Regional Water Quality Control Board (RWQCB).

A pre-demolition hazardous materials survey report concerning the TWA Hangar Building has been prepared and is summarized below.[9] Asbestos were found in several areas in each of the three floors in the TWA Hangar Building, including glue/mastic behind faux wood panels, roofing felts/mastic on main and lower roofs, tape/caulk on roof-mounted HVAC equipment, and the exhaust stack breeching. As for lead-containing paint coatings, all paint sample results were below the U.S. Housing and Urban Development (HUD) definition for lead-based paint (1 mg/cm^2), but most of the glazed ceramic wall tiles were above the HUD definition for lead-based paint (1 mg/cm^2). Lighting ballasts were observed in conjunction with fluorescent lighting fixtures throughout the space. Caulking around window and door frames were found to be free of polychlorinated biphenyls (PCBs). Fluorescent light tubes, which contain mercury, were observed throughout the building.

The project sponsor would conduct pre-demolition/disposal surveys for both of the buildings proposed to be demolished as part of this project. In addition, any hazardous materials identified during the pre-demolition/disposal surveys, including those discussed above, would be tested, disposed of, or abated in accordance with all applicable federal, state, and local law.

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[6] U.S. Department of Transportation, Federal Aviation Administration (FAA). *Advisory Circular No. 150/5370-2F*. Available online at: http://www.faa.gov/documentLibrary/media/Advisory_Circular/150_5370_2f.pdf. Accessed April 14, 2014.

[7] Audrey Park, San Francisco International Airport, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, Construction Dust Control: Demolition of TWA Hanger Building and Skywest Cargo Building (Case No. 2013.1149E)*, April 14, 2014. This document is available for review as part of Case File No. 2013.1149E at 1650 Mission Street, Suite 400, San Francisco, CA.

[8] Avant Ramsey, San Francisco International Airport, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, SFO South Field Cargo Demolition Project (Case No. 2013.1149E)*, September 23, 2013. This email is available for review as part of Case File No. 2013.1149E at 1650 Mission Street, Suite 400, San Francisco, CA.

[9] SCA Environmental, Inc. *SUMMARY REPORT: PRE-DEMOLITION HAZARDOUS MATERIALS SURVEY SFIA, OLD TWA HANGAR BUILDING 16 MCDONNELL ROAD, SFIA, CA*, March, 2012. This document is available for review as part of Case File No. 2013.1149E at 1650 Mission Street, Suite 400, San Francisco, CA.

Asbestos-containing materials (ACM) are regulated by the federal law, and the Bay Area Air Quality Management District (BAAQMD) and the California Environmental Protection Agency (Cal/EPA) provide local enforcement of these regulations. Friable ACM with greater than one percent asbestos are generally required to be disposed of as asbestos waste. The California Department of Industrial Relations, Division of Occupational Safety and Health (Cal/OSHA) also mandates special training, medical exams, personal protective equipment, and record keeping for employees working with ACM. Lead exposures in the workplace are regulated by Cal/OSHA, which has certain regulatory requirements for identifying and controlling potential lead exposures. The California Department of Public Health (CDPH) requires the use of Certified Lead Workers and Supervisors for lead abatement projects at public buildings with a greater than 20 years expected life or whenever work is completed specifically to abate lead-based paint as defined by HUD.[10] Disposal of fluorescent lighting ballasts containing PCBs are regulated by the federal Toxic Substances Control Act (TSCA).[11] Disposal of fluorescent light tubes containing mercury are also regulated by the federal and state regulations.[12]

In light of the above, the proposed project would not result in a significant impact with respect to hazards or hazardous materials.

Neighborhood Concerns. A "Notification of Project Receiving Environmental Review" was mailed on October 11, 2013 to owners of properties within 300 feet of the project site and to adjacent occupants. No concerns or issues related to the proposed project were submitted.

Conclusion. CEQA Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant impact on the environment. As noted above, there are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. Since the proposed project would have no significant environmental effects, it is appropriately exempt from environmental review under the General Rule Exclusion (CEQA Guidelines Section 15061(b)(3)).

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[10] SCA Environmental, Inc. *SUMMARY REPORT: PRE-DEMOLITION HAZARDOUS MATERIALS SURVEY SFIA, OLD TWA HANGAR BUILDING 16 MCDONNELL ROAD, SFIA, CA,* March, 2012. This document is available for review as part of Case File No. 2013.1149E at 1650 Mission Street, Suite 400, San Francisco, CA.

[11] USEPA. *Polychlorinated Biphenyls (PCBs), Interpretive Guidance.* Available online at: http://www.epa.gov/waste//hazard/tsd/pcbs/pubs/guidance.htm#ballasts. Accessed April 16, 2014.

[12] USEPA. *Wastes - Hazardous Waste - Universal Wastes - Bulb/Lamp Recycling, Frequent Questions about Regulations that Affect the Management and Disposal of Mercury-Containing Light Bulbs (Lamps).* Available online at: http://www.epa.gov/waste//hazard/tsd/pcbs/pubs/guidance.htm#ballasts. Accessed April 16, 2014.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

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Date	March 19, 2014
Case No.:	2013.1632E
Project Address:	Former TWA Hangar and Skywest Cargo Building, San Francisco International Airport
Zoning:	Airport
Block/Lot:	n/a
Date of Review:	March 19, 2014 (Part I)
Staff Contact:	Jonathan Lammers (Preservation Planner) (415) 575-9093 jonathan.lammers@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject buildings include a former Trans World Airlines (TWA) aircraft hangar (Building 016) and a former TWA Commissary today known as the Skywest Cargo Building (Building 022). They are located at San Francisco International Airport along the east side of South McDonnell Road, approximately 300 feet west of South Area Drive. The properties are located in San Mateo County, although the airport is an agency of the City and County of San Francisco and under San Francisco's jurisdiction.

Former TWA Hangar

This former aircraft hangar, which is currently used as a parts storage warehouse, is a three-story, steel-frame and reinforced concrete industrial building measuring approximately 320 feet long, 135 feet wide, and 65 feet high. It is sited on a northwest-to-southeast axis. For the ease of description, the long axis facing the taxiways will be referenced as the east façade, while the long axis facing Highway 101 will be referenced as the west façade. The building is rectangular in plan and clad with reinforced concrete at the base and painted corrugated metal above. The structural system consists of a series of cantilevered steel trusses placed on 32-foot centers. This structural system is exposed on the west elevation, at the roof, and along the upper portion of the east elevation, giving each structural bay a "ribbed" appearance. It features a corrugated metal roof that is configured as an asymmetrical gable with a longer and shallower slope toward the east, and a shorter and steeper slope toward the west.

The east façade facing the taxiways is ten bays wide. Originally, the majority of this elevation was open, allowing aircraft to enter the building nose first. It was subsequently infilled such that today the ground floor features a series of large, square-shaped vehicular openings with metal roll-up doors. These entries are sheltered by a non-historic flat canopy extending from the first through the eighth bay. A separate, smaller non-historic projecting canopy shelters the ninth and tenth bays and is set at a lower height. The second and third stories of the east façade features an expansive ribbon of fixed, multi-light metal windows which extend from the first through the eighth bay. The ninth bay, as well as a small portion of the tenth bay, features two ribbons of multi-light metal windows with operable awning mechanisms. The remainder of the tenth bay is clad with corrugated metal. The upper portion of the east façade includes two rectangular notches glazed with multi-light metal windows. These notches were originally designed to accommodate the tailfins of aircraft entering the building.

The west façade faces Highway 101 and is ten bays wide. The third through the tenth bays of the ground floor feature a continuous concrete loading dock and a series of fifteen loading bays with roll-up metal doors. The loading bays are sheltered by a projecting non-historic canopy. The principal pedestrian entrances are located in the first and second bays at the north end. The first bay includes a non-historic projecting concrete clad addition with paired fully-glazed metal doors and a large fixed window. The second bay includes a single fully-glazed metal pedestrian door, while the third bay includes a flush metal door. An additional fully-glazed aluminum door set within a fixed aluminum window system is located at the south end of the tenth bay and accessed by a concrete staircase with metal railings.

The second and third floors of the west façade include ribbons of original divided metal windows. Air conditioning or ventilation units have been placed in the lower portion of many of these windows. The windows at the third story are sheltered by an original projecting canopy. Large floodlights are affixed to this canopy in the second, fourth, sixth, eight and tenths bays.

The second and third stories of the north façade include a series of non-historic, multi-light metal windows, most of which are concentrated toward the center and west end of the elevation. A one-story concrete wing with a flat roof projects from the northwest corner of the building. It includes a narrow, horizontally-oriented multi-light metal window at its north end, and four loading bays with roll-up metal doors along its east elevation. Historic photos indicate this small wing is original to the building.

To the west is an additional, one-story concrete addition with a flat roof. This addition, constructed circa 1968, measures approximately 85′ by 50′ and is clad with corrugated metal. It includes narrow metal ribbon windows on the north and west elevations. The east elevation includes four vehicular openings with roll-up metal doors.

The south façade includes three openings at the ground floor. Two of these are vehicular entries with roll-up metal doors located toward the east end of the building. The door to the eastern-most entry has been partially infilled with a pedestrian door. An additional pedestrian entry is located toward the center of the façade and is accessed by a concrete ramp. The façade is wholly unfenestrated save for two metal windows with operable awning mechanisms located toward the west end of the façade at approximately the second story level. Based on historic photos, the south façade previously featured no doors or windows.

The interior of the building includes a concrete floor and large, open high bay shop area. The ceiling consists of exposed steel cantilever trusses. This area is used as a storage warehouse and has been partitioned into individual storage areas using chain link fencing. Steel I-beams are located along the interior of the east elevation and form the structure supporting the windows along the infilled portion of the hangar. Offices are located at the north and west end of the building in an L-shaped plan along partial second and third floors. The offices are accessed by a terrazzo stair.

Known alterations to the property include the infill of the eastern taxiway elevation, formerly used as the aircraft entrance. The ground floor area on the east façade was infilled with concrete and a series of vehicle entrances sheltered by canopies, while the upper, second level of the façade was infilled with an extensive ribbon window. These alterations were completed to convert the hangar into a warehouse and likely date to the 1970s. On the west elevation at ground level, an approximately 10′ by 30′ concrete addition was made near the northwest corner circa 1990. This replaced the original pedestrian entrance, which featured a projecting wedge-shaped canopy. A loading dock with a series of fifteen, large roll-up doors was installed along the remainder of the west façade. It is sheltered by a flat, non-historic canopy.

Alterations on the north elevation include the approximately 85′ by 50′ concrete and corrugated metal addition located toward the east and constructed circa 1968. Two large "Fly TWA" signs located near the north and south ends of the roof of the building were removed at an unknown date. Alterations to the interior include structural supports and the construction of offices associated with the infill of the aircraft entrance at the eastern end of the building.

Skywest Cargo Building

The Skywest Cargo Building stands immediately northwest of the former TWA Hangar. Based on historic aerial photographs in the collections of the San Francisco Aviation Museum and Library, the building was constructed circa 1968. It is a two-story, concrete masonry unit light industrial building sited on a northeast to southwest axis. The building is rectangular in plan and clad with concrete masonry units at the base. The upper portion of the façade is partially wrapped by corrugated metal cladding on the east, west and south façade. The building is capped by a flat roof with parapet.

The east façade faces the airport taxiways and features four structural bays delineated by concrete piers. A large canopy projects from the center of the façade and is clad with corrugated metal. A concrete loading dock is located toward the north end of the façade and accesses a large opening with a roll-up metal door in the third bay. A metal ladder providing access to the roof is located at the east end.

The south façade is oriented toward the former TWA hangar and features eight structural bays delineated by concrete piers. There are loading docks with roll-up metal doors in the first and third bays. A narrow band of fixed aluminum windows is located toward the top of the fourth through seventh bays. The west façade is four bays wide and features no ornament or openings. The north façade is similarly unornamented. The DPR 523A and B forms discussed below make no mention of prior alterations.

Pre-Existing Historic Rating / Survey

The subject properties were previously addressed in the *Final Historical Resources Report: Information Regarding the Eligibility of Properties at San Francisco International Airport for Inclusion on the National Register of Historic Places or the California Register of Historical Resources* prepared by Nancy Goldenberg of Carey & Company. This report was completed in support of the *SFO Master Plan Environmental Impact Report* prepared by ESA in December 2000. California Department of Parks and Recreation 523A and 523B forms were prepared for the properties, which found that the former TWA hangar was not eligible for listing in the California or National registers, but was eligible for special consideration in local planning. The Skywest Cargo Building, described as the "TWA Commissary," was determined not eligible for listing in the California or National registers. At the time these forms were prepared (March 2000), the former TWA hangar was only 42 years old, and the Skywest Cargo Building, labeled as "post-1965" on the DPR forms, was approximately 32 years old. The subject properties are considered "Category B" properties (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to their age.

Neighborhood Context and Description

The subject properties are part of the San Francisco International Airport complex, located east of the cities of Millbrae and San Bruno within San Mateo County. The western end of the airport property is adjacent to Highway 101, while the eastern end of the airport abuts San Francisco Bay. The hangar and cargo building are located in the southwestern portion of the airport, immediately east of Highway 101 and South McDonnell Road, and west of South Area Drive. International Terminal Concourse A is located approximately 850 feet to the northwest, and Terminal 1 is located approximately 1,200 feet to the northeast. The immediate vicinity is characterized by airport maintenance and support facilities, paved surface parking lots, aircraft taxiways and aircraft parking areas. Historic aerial photos indicate that many of the support structures were constructed between 1968 and 1980.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: N/A ☐ Contributor ☐ Non-Contributor

Based on the information provided in a Historic Resource Evaluation Report prepared by ESA (dated January 2014), information found in the Planning Department files, and research conducted on San Francisco International Airport, Preservation staff finds that the subject buildings are not eligible for listing on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Prior to the Gold Rush, the area that today comprises the San Francisco International Airport was part of Rancho Buri Buri, a Mexican land grant made in 1835 to Jose Antonio Sanchez. Following the Gold Rush, substantial portions of the rancho were acquired by Darius Ogden Mills, a founder of the Bank of California and namesake of the city of Millbrae, California.

In 1927, the San Francisco Board of Supervisors leased 150 acres from the descendants of Darius Mills for use as an airport, officially opened in June 1927 as Mills Field Municipal Airport of San Francisco. By 1930, the San Francisco Board of Supervisors had acquired an additional 1,100 acres from the Mills estate, much of it comprised of tidal wetlands. Some of the earliest facilities constructed at the airport included a wood frame administration building and four steel-framed hangars, all completed by 1928 (no longer extant).

During the 1930s, funds provided by the Public Works Administration were used to construct a new Spanish Colonial Revival style administration building, completed in 1937 and designed by H. G. Chipier and George D. Burr. Concurrently, funds provided by municipal bonds and the Works Progress Association (WPA) were used to create a 9,000 foot seawall which defined a new seaplane harbor, as well as an approximately 315-acre area which would be filled in part using materials dredged from the harbor. Important commercial airlines using the airport during the 1930s included TWA, Pan American World Airways (Pan Am) and United Airlines. In 1940, United Airlines relocated its Western Division to San Francisco, becoming the airport's largest tenant.

During World War II, the U.S. Navy assumed control of the airport, which was also used as a training and staging facility by the U.S. Army Air Corps. A Coast Guard facility was also established at the seaplane harbor. By the end of the war, the airport counted 700 acres in use and an additional 2,000 acres under development. The post-war period witnessed a dramatic rise in air transport, and the airport's passenger volume exceeded one million persons during 1947-1948. In 1954, a new two-level terminal building was completed along with other improvements including new radio, lighting and radar facilities.

More capital improvements followed during the late 1950s to prepare the airport for use by passenger jet aircraft, which were both larger and heavier than propeller airplanes. These improvements included the construction of longer and stronger runways, wider taxiways, and new jet bridges, or "jetways," to accommodate greater passenger volumes. It also included the construction of new or enlarged aircraft hangars by several airlines at the airport. These included the subject TWA hangar, additions to an existing American Air Lines hangar designed by architects Warnecke & Warnecke, and a new jet hangar for United Airlines designed by Skidmore, Owings and Merrill. Of these, the United Airlines hangar was by far the largest.

By 1962, San Francisco International Airport was the fourth busiest airport in the United States. The following year a new South Terminal was completed. A new jet aircraft hangar and office complex was constructed for Pan Am in 1964, followed by completion of a 2,700 space parking garage in 1965. To make room for further improvements, the 1937 airport terminal, as well as one of the original hangars, was demolished in 1966. Concurrently, four runways at the airport were lengthened from 7,000 to 9,500 feet.

As passenger volume continued to grow, Rotunda A was added to the South Terminal in 1974, followed by completion of the North Terminal (now Terminal 3) in 1979. During the 1980s, both the North and Central Terminals were enlarged with new boarding areas. A new air traffic control tower was also completed in 1981. More recently, a new International Terminal was completed in 2000, followed by the completion of a BART extension to the airport and the AirTran system. Under the master plan for construction of the International Terminal, both the United Airlines and Pan Am hangars were demolished circa 1995.

TWA Hangar

The former hangar building was completed in 1958 for Trans World Airlines. TWA was created in 1930 through the merger of Western Air Express and Transcontinental Air Transport. That same year, TWA began coast-to-coast air service between New York and the West Coast, and in 1946 would inaugurate trans-Atlantic service between New York and Paris. In 1959, TWA began jet service using Boeing 707 aircraft between San Francisco and New York. The hangar was constructed as a maintenance hangar for the 707 aircraft, which required larger hangars than those used for propeller planes. Concurrent with the inauguration of jet service, TWA also committed to a lease as prime tenant in the planned South Terminal, as well as nearly $2 million for airport improvements.

Construction of the former TWA hangar was noted in the September 1958 issue of *The Architect and Engineer* ("Preparation for a Jet Age – TWA Hangar Facilities San Francisco International Airport"). The article stated that upon completion the building would house two TWA Jetstream Constellation propeller aircraft, or two Boeing 707 jet aircraft—at the time scheduled for delivery in early 1960. An adjacent ramp parking area was designed to accommodate up to ten aircraft outside the hangar, and a 400-car parking lot would adjoin the building to the west.

The hangar is clearly associated with the advent of jet passenger service at San Francisco International Airport, as well as the inauguration of jet service by TWA. However, the former TWA hangar does not appear individually significant within this context under Criterion 1. The construction of new hangars was part of a raft of airport improvements taking place at major airports around the world that included new passenger concourses and jetways, expanded runways and taxiways, baggage and freight handling facilities and improved ground avionics. As mentioned above, new or expanded hangars were also constructed for United Airlines and American Airlines, followed by a new hangar for Pan Am. The subject property also does not appear to be an individually significant facility related to the history of TWA. The San Francisco hangar was one of several hangars constructed by TWA to service jet aircraft. Within California, another much larger TWA hangar was constructed at Los Angeles International Airport during the same period.

The former TWA hangar likewise does not appear to contribute to a potential historic district. The history of San Francisco International Airport has been marked by near continuous building replacement and expansion such that the hangar, which is somewhat isolated in the southwestern portion of the airport property, does not convey a significant relationship with other airport buildings in the vicinity.

It is therefore determined that the former TWA hangar is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1. However, this finding does not preclude finding other airport facilities to be significant under this criterion.

Skywest Cargo Building

The DPR 523 B form completed by Carey & Company describes this building as the "TWA Commissary," but provides no further documentation regarding its association with the airline. It does appear that its construction coincided with the addition made at the northeast end of the TWA hangar circa 1968. As either a commissary or cargo building, the building does not appear individually eligible under this Criterion, as research has not demonstrated any specific association with significant historic events. The property was constructed as an ancillary building, and it does not appear to have played an important role in the operations of either TWA or the airport.

It is therefore determined that the Skywest Cargo Building is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.
Research did not suggest that the subject buildings have any direct and significant associations with persons important to local, state or national history.

It is therefore determined that the subject buildings are not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
The former TWA hangar is among the early facilities at San Francisco International Airport specifically designed for use by jet aircraft. As previously mentioned, its construction was noted in the September 1958 issue of *The Architect and Engineer* which stated that the hangar would be 320 feet long, 135 feet wide, 65 feet high. The two story office portion of the building would be 41 feet wide. The frame is stated as being constructed of structural steel with exterior walls of pre-cast reinforced concrete and "Color-bestos" siding. The front (west side) of the hangar was designed to have three floors for use as offices and flight crew quarters, as well as locker rooms and lunch room. The article also noted that the building was designed for expansion as TWA brought more jets into service.

The article states that the architect-engineer for the hangar was the H. K. Ferguson Company. Barrett Construction Company served as the contractor. Founded in 1918 by engineer Harold Kingsley Ferguson, H. K. Ferguson was known for standardized industrial designs that could be erected quickly and cost effectively. The company appears to have expanded rapidly, and by 1929 had branch offices in New York, Pittsburgh, Detroit, Birmingham and Tokyo, Japan.

During World War II, the company was selected over 21 firms to construct a uranium enrichment plant for the Manhattan Project in Oak Ridge, Tennessee. In 1950, H. K. Ferguson was acquired by the engineering firm of Morrison-Knudson, one of the Six Companies that had constructed Hoover Dam. H. K. Ferguson was retained as a subsidiary of Morrison-Knudson, and continued to advertise independently of its parent company. An advertisement from 1955 indicates the firm had branch offices in New York, Cincinnati, Chicago, Los Angeles, and in San Francisco at 55 Montgomery Street. The company's projects then included atomic energy plants, chemical, pharmaceutical and food processing plants, paper mills, refineries and waste disposal systems. From 1956 to 1966, H. K. Ferguson would also serve as the prime maintenance and construction contractor at the Oak Ridge atomic energy laboratory.

Given the breadth of its work, H. K. Ferguson Company was clearly a nationally-prominent engineering firm. However, the TWA hangar does not appear particularly significant or influential within the larger body of the firm's work.

TWA Hangar
Considered as a whole, the former TWA hangar does not appear individually significant as an example of a type or period, nor does it appear to have been overtly designed to convey "Jet Age" symbolism or serve as a flagship facility for TWA. Rather, the building incorporates mild Modernistic design influences, but is overall utilitarian in appearance. It also appears that some aspects of the design did not originate

with H. K. Ferguson, but rather with the City Arts Commission. The 1958 *Architect & Engineer* article states that: "In keeping with requirements of the City and County Art Commission, the building will incorporate a ribbed structural design to offset an otherwise box-like appearance."

The building also does not appear to incorporate any unique or notable engineering features such that it would be significant for its construction methods. By contrast, the massive United Airlines maintenance hangar at the airport—constructed during the same period—was heralded as a "spectacular hangar" in the June 1958 issue of *The Architect and Engineer* ("United Air Lines Jet Age Hangar"). Designed by Skidmore, Owings and Merrill, the United Airlines hangar featured a double cantilever structure with a three story concrete core. The girders, measuring 365 feet long and weighing 125 tons, were described as the largest welded plate girders ever made in the United States. It was designed to simultaneously house two DC-7 and four DC-8 aircraft. This hangar was again noted in *Architectural Record* (June 1959), as well as *Architectural Forum* (March 1961), which described it as "An outstanding exception to the generally low design level of large industrial buildings ... Both in structure and plan, the design of this hangar is truly distinguished."

While the building does appear to be the last remaining example of an early jet age hangar at San Francisco International Airport, it has experienced several prior alterations that have substantially affected its integrity of design and association. In particular, the infill of the aircraft entrance and the construction of loading dock facilities today mark the facility as one designed to serve truck transport, rather than aircraft. Both the east and west elevations feature non-historic projecting canopies which have altered the building's lines, while the additions at the northwest corner and north façade have partially affected its massing.

It is therefore determined that the former TWA hangar is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district. However, this finding does not preclude the future identification of other buildings at the airport as significant under this criterion.

Skywest Cargo Building
This building features a utilitarian design and is devoid of architectural ornament. Its construction was not noted in any architectural publications, and it does not appear to be a significant example of its type, period, or method of construction. It also does not appear to contribute to a potential historic district. While other modest, utilitarian light industrial buildings are located in proximity, they do not appear significant as a collection of late-20th century ancillary buildings.

It is therefore determined that the Skywest Cargo Building is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject properties are not significant under Criterion 4, which is typically associated with archaeological resources. The buildings are also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that the former TWA hangar is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject properties are not significant under any of the California Register criteria discussed above. Therefore, a detailed analysis of integrity is not warranted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource.. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject properties are not significant under any of the California Register criteria discussed above. Therefore, a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

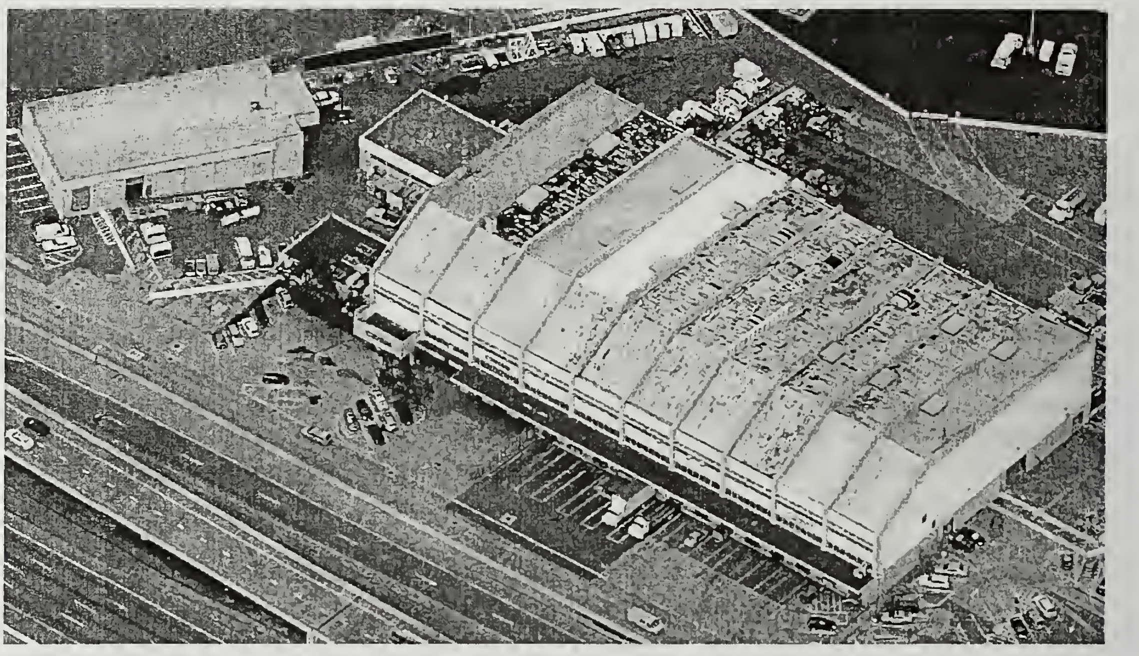
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

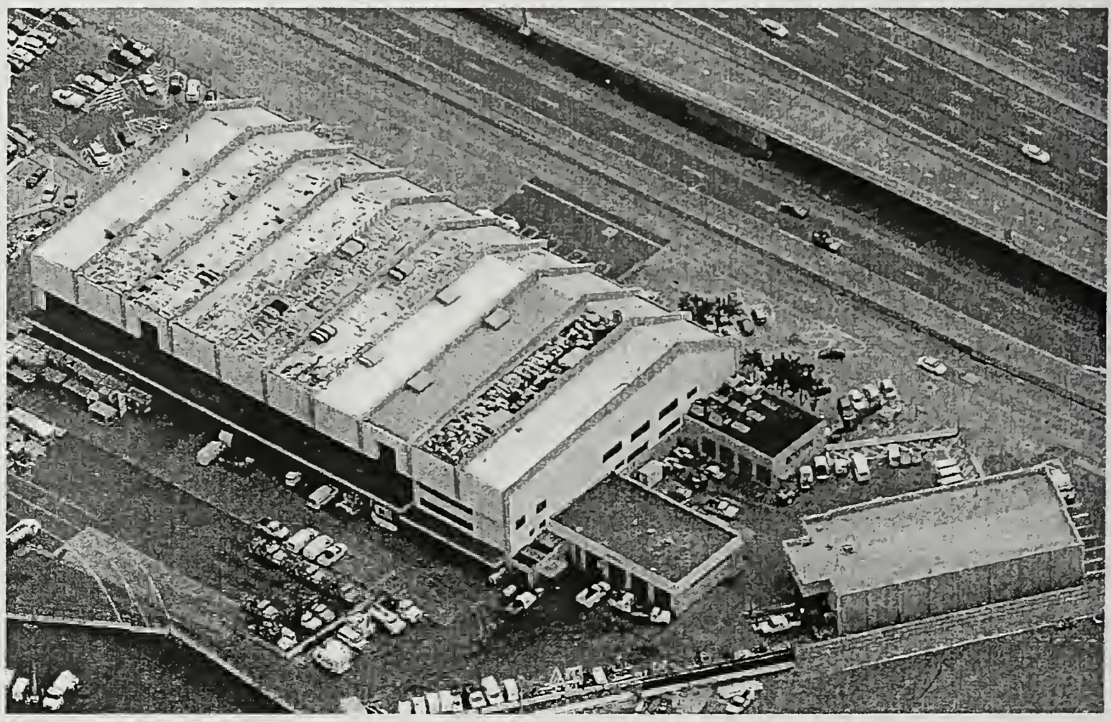
Signature: ______________________ Date: 3. 31. 2014

Tina Tam, *Senior Preservation Planner*

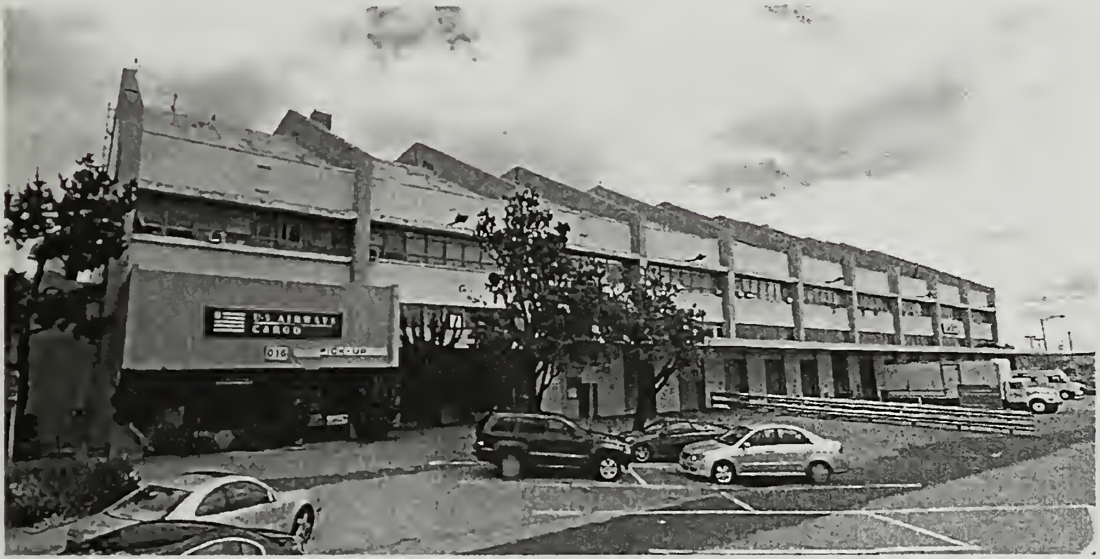
cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



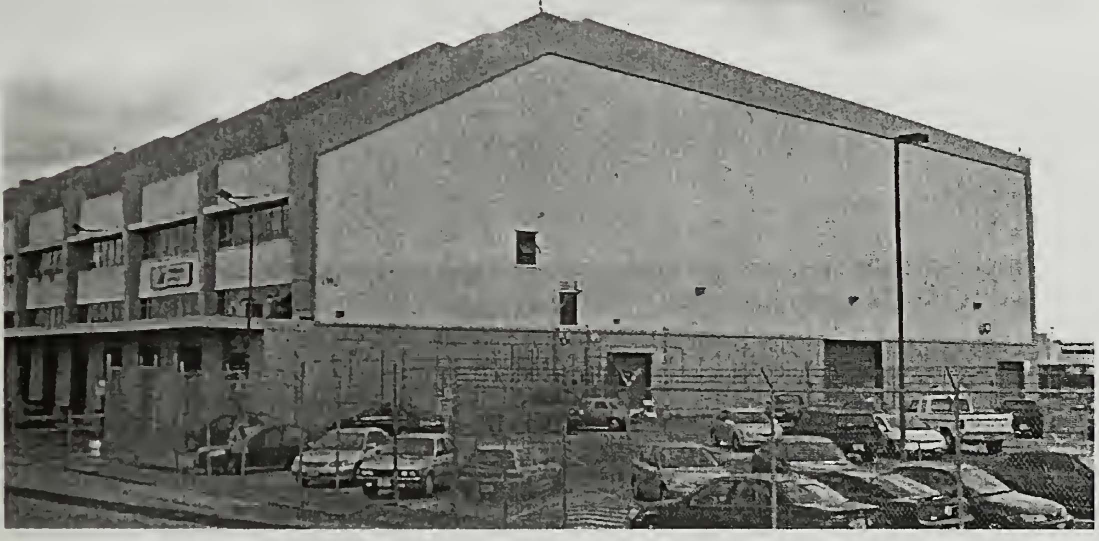
Satellite view south of the former TWA hangar at right, and the Skywest Cargo Building at left (Bing Maps)



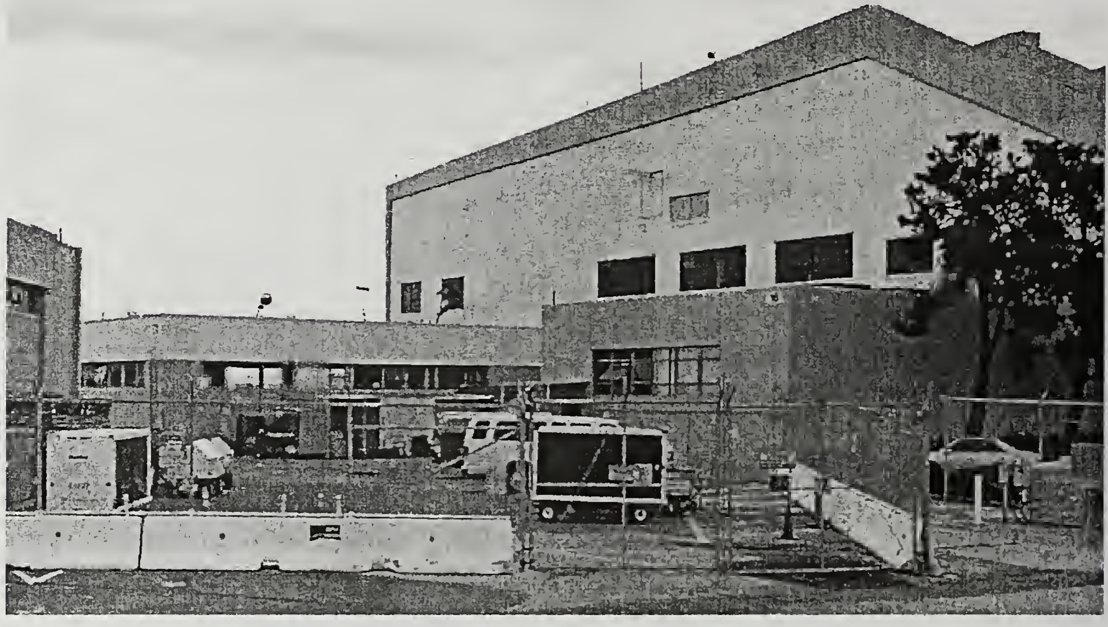
Satellite view south of the former TWA hangar at left, and the Skywest Cargo Building at right (Bing Maps)



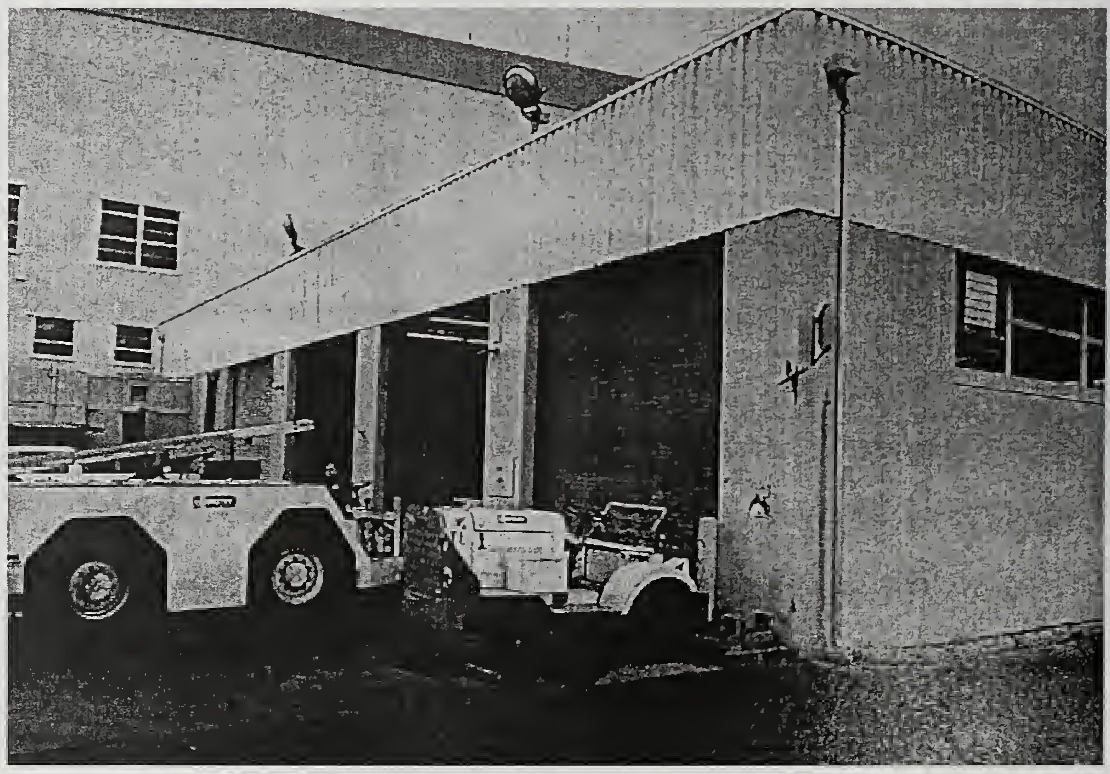
View of the west façade of the former TWA hangar (Google Maps)



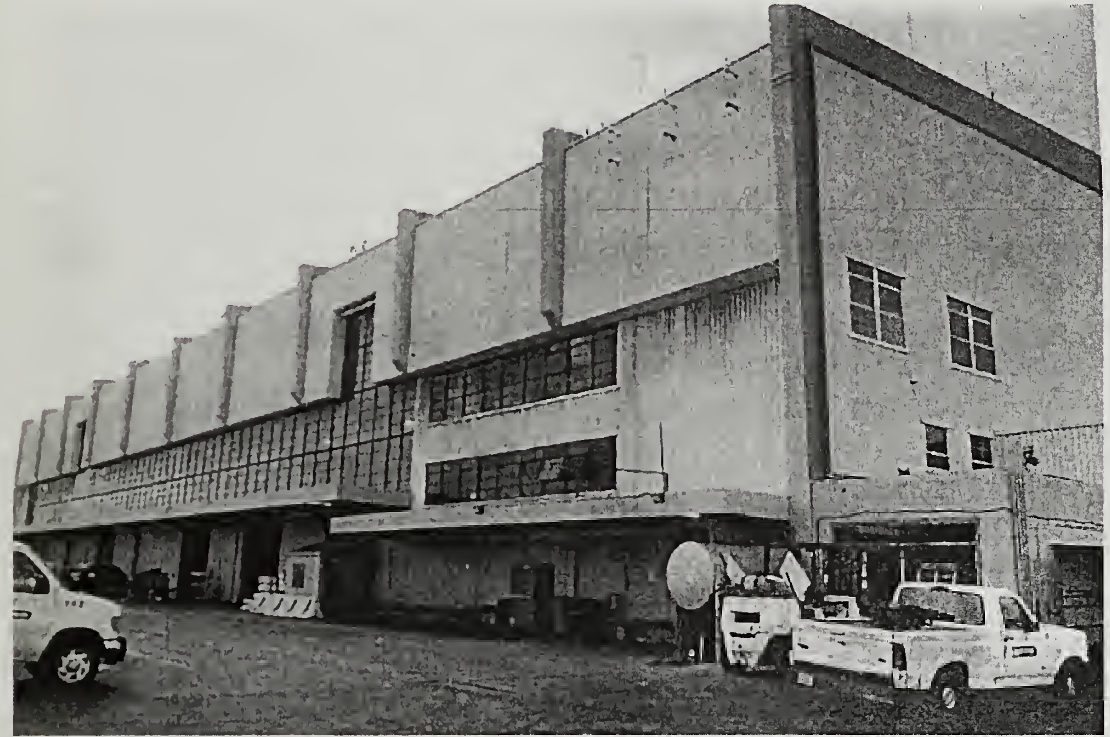
View of the south façade of the former TWA hangar (Google Maps



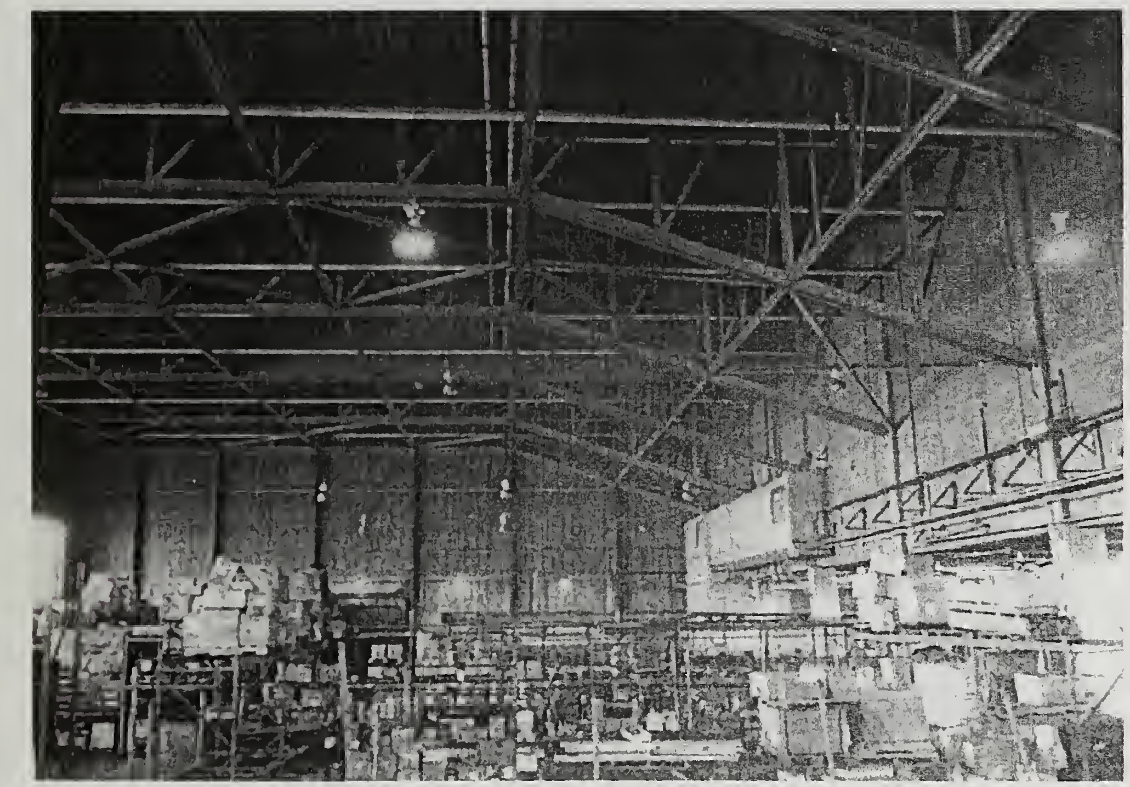
View of the north facade of the former TWA hangar (Google Maps)



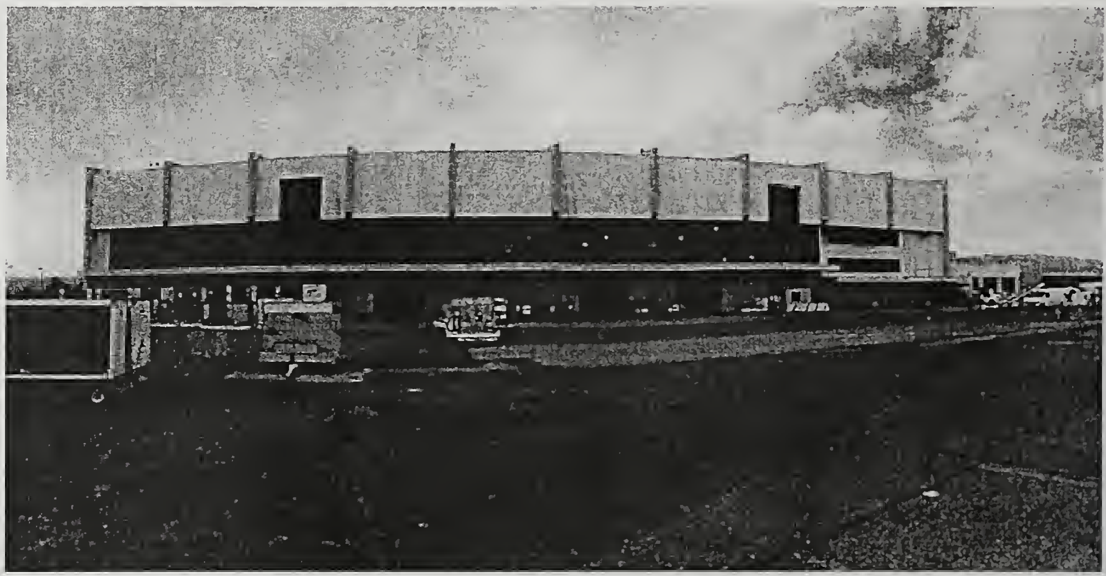
View of addition to the north façade of the former TWA hangar (ESA)



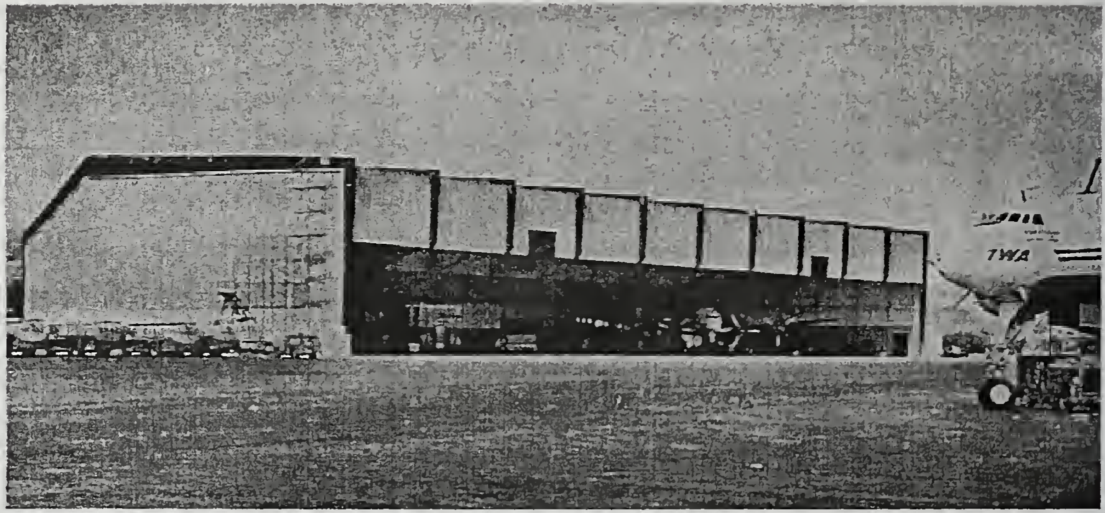
View of the east and north facades of the former TWA hangar (ESA)



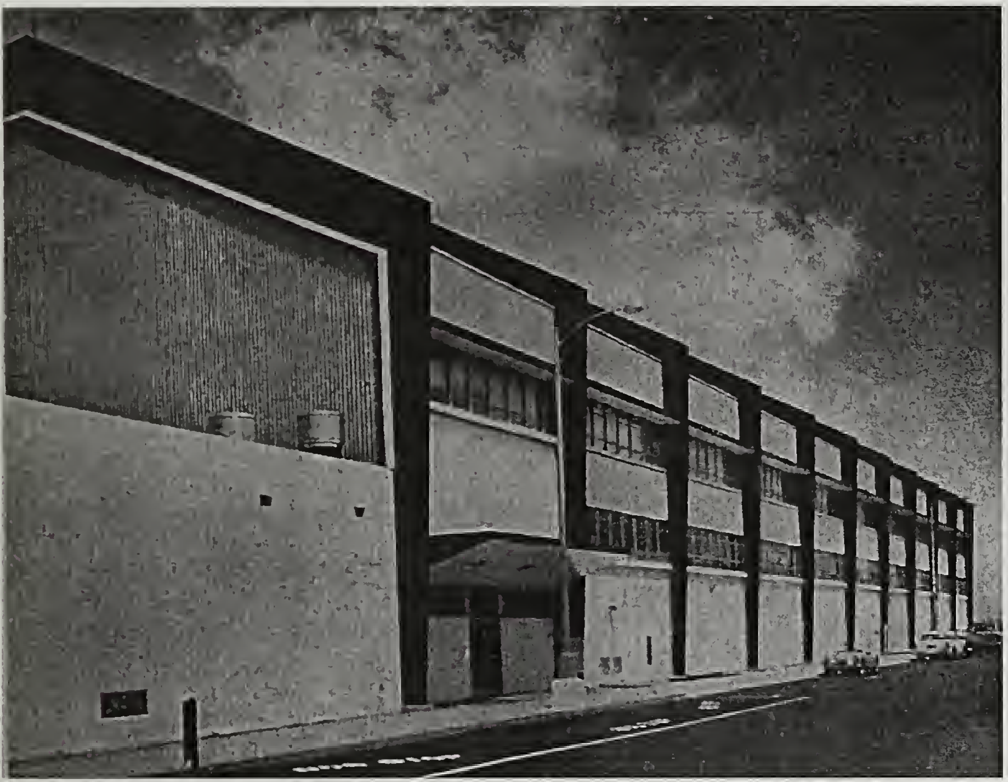
View south through the interior of the hangar (ESA)



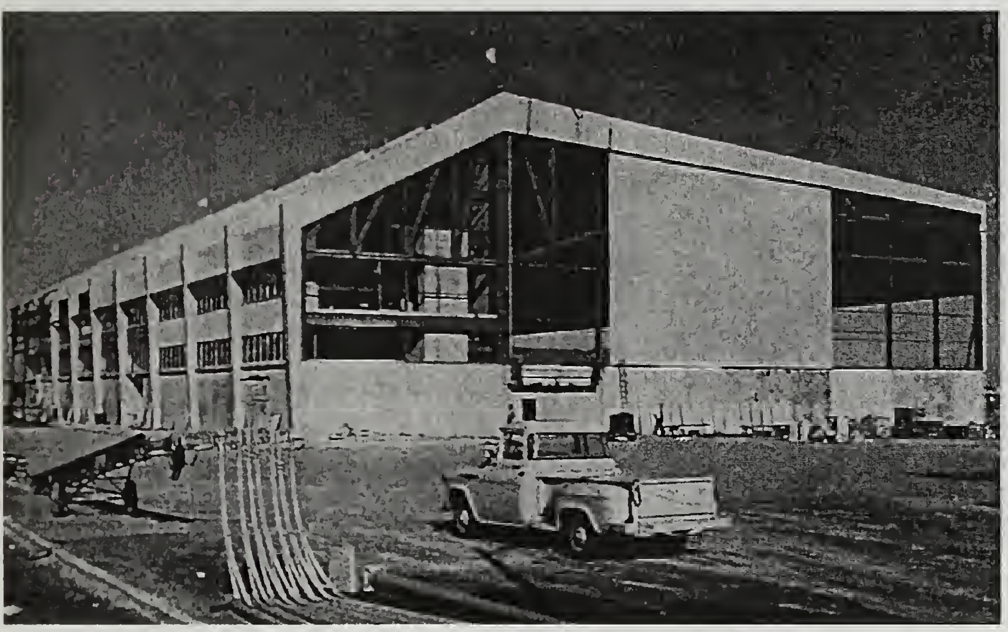
View of the east façade of the former TWA hangar (ESA)



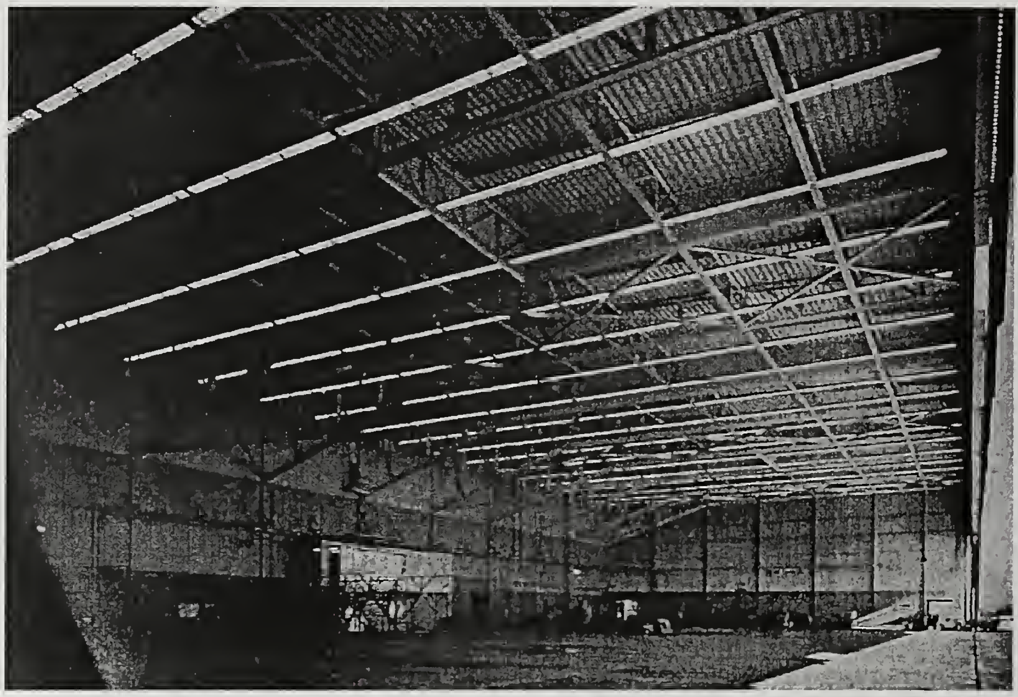
1958 view showing the original aircraft entrance on the east façade of the TWA hangar
(*The Architect and Engineer*, September 1958, p.19)



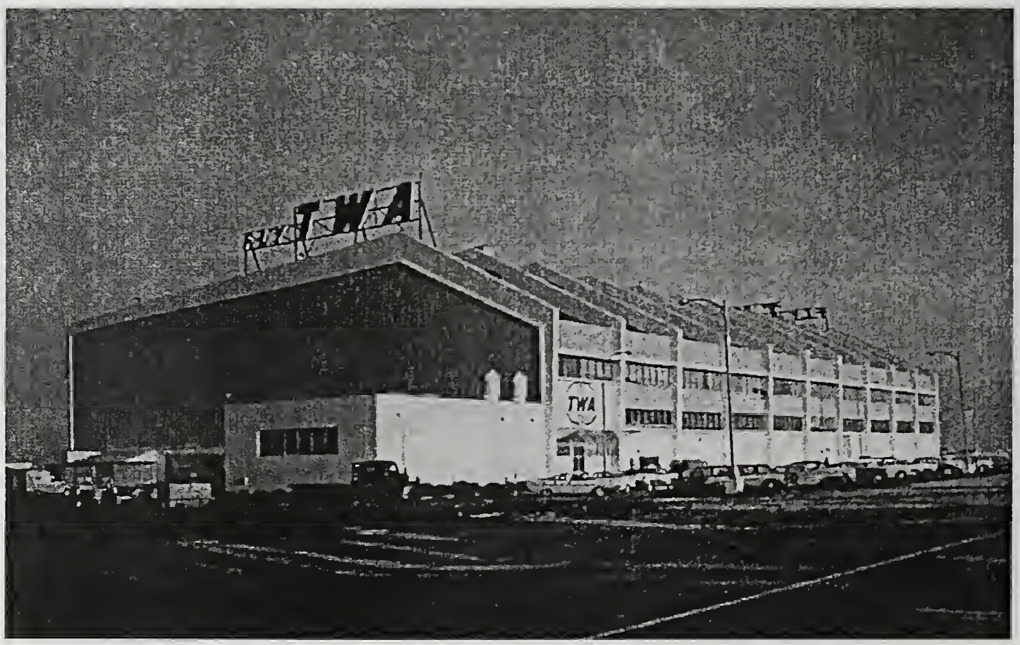
1958 view showing the offices on the west elevation of the TWA hangar
(*The Architect and Engineer*, September 1958, p.21)



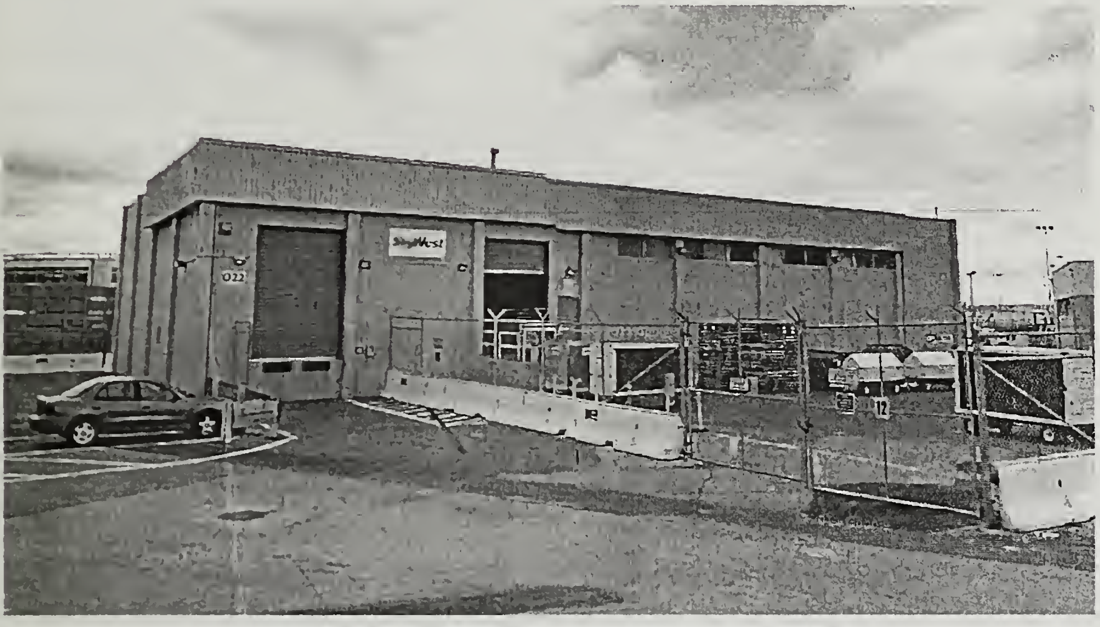
1958 view showing the offices on the west elevation of the TWA hangar
(*The Architect and Engineer*, September 1958, p.20)



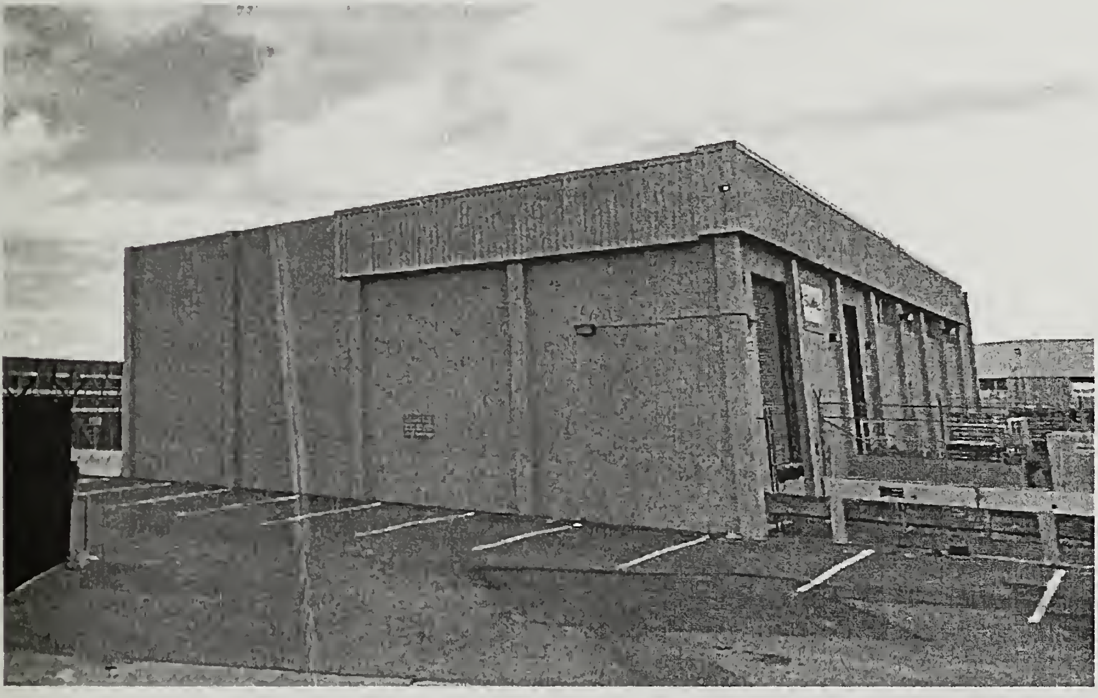
1958 view showing the offices on the west elevation of the TWA hangar
(*The Architect and Engineer*, September 1958, p.20)



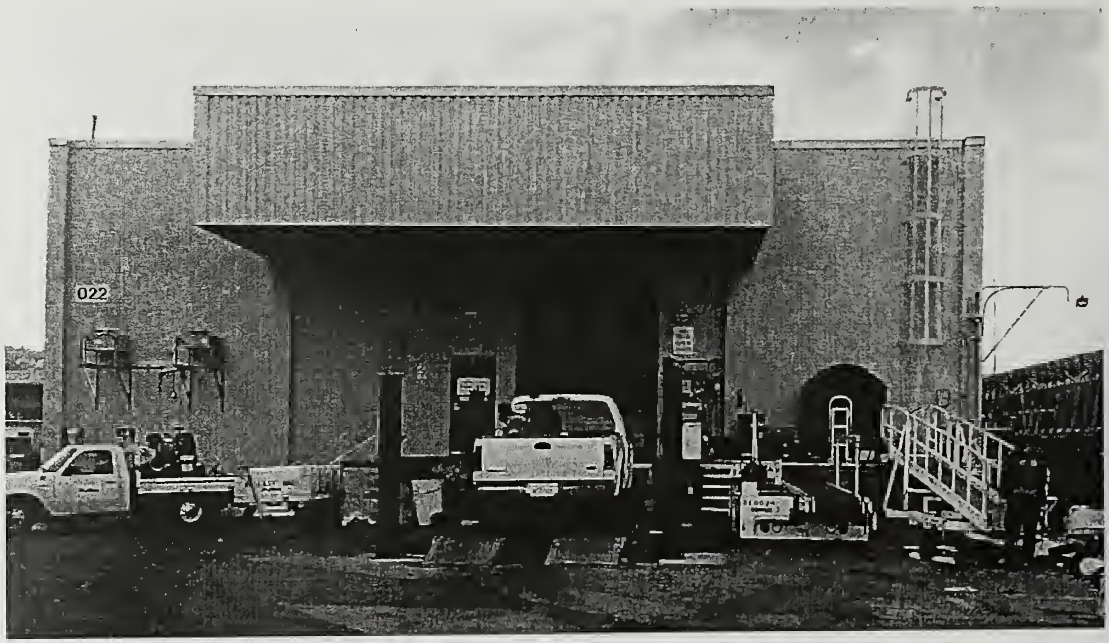
View of north and west facades of the TWA hangar, January 1, 1962
(*SFO Museum Aviation Museum and Library*)



South façade of the Skywest Cargo Building (Google Maps)



West façade of the Skywest Cargo Building (Google Maps)



East façade of the Skywest Cargo Building (ESA)

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
739 12th Ave		1655/010	
Case No.	Permit No.	Plans Dated	
2014.0539E		2/26/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Remove garage bay and install new garage door.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – **Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – **New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☑	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*): The proposed changes to the existing garage opening is compatible with the existing structure and neighboring context. The width of the opening remains narrow and centered beneath the bay window above.
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: tina tam

Digitally signed by tina tam
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,
ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org
Date: 2014.04.17 18:42:13 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an *Environmental Evaluation Application.*
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Tina Tam

Project Approval Action:
Building Permit

*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

Signature or Stamp:

tina tam

Digitally signed by tina tam
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,
ou=Current Planning, cn=tina tam,
email=tina.tam@sfgov.org
Date: 2014.04.17 18:42:30 -07'00'

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address:		Block/Lot(s):	
48 Yukon Street		2711/001	
Case No.	Permit No.	Plans Dated	
2014.0497E			
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Facade alterations to an existing building.			

1'4

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an air pollution hot spot? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: Based upon photos and building permit history, the building was drastically altered and lacks sufficient integrity to be eligible as a historic resource.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. GO TO STEP 6.
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (*optional*):	
Preservation Planner Signature: Tina Tam	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

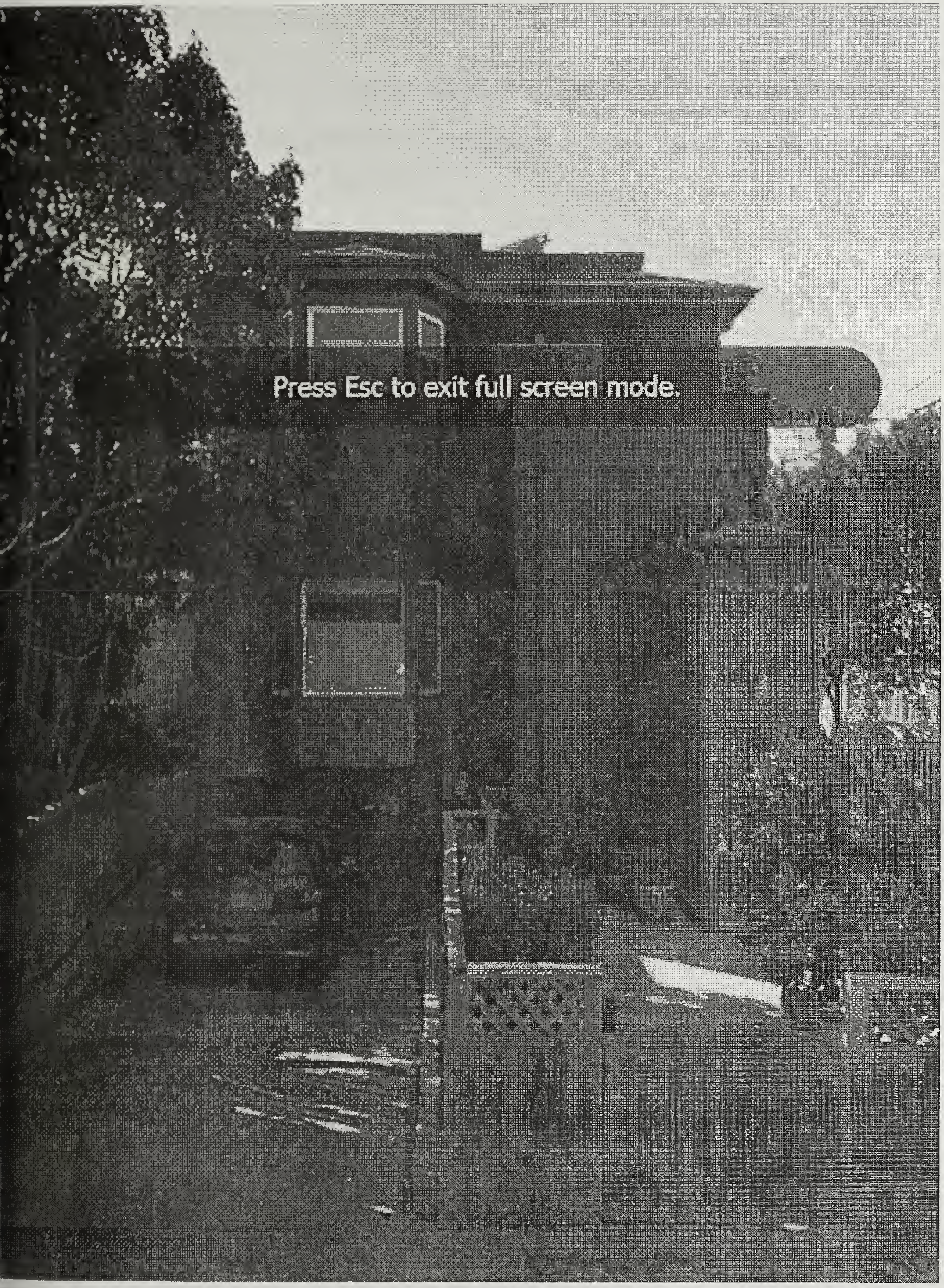
☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Tina Tam	**Signature or Stamp:** 4/17/2014
Project Approval Action: Issuance of Building Permit* *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	APPROVED

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

SUBMIT


Press Esc to exit full screen mode.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3028 Laguna St		0519/031	
Case No.	Permit No.	Plans Dated	
2014.0538E	201311273055	3/13/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. REPLACE PORTION OF (E) SLOPED ROOF WITH (N) FLAT ROOF. RELOCATE (E) STAIR CABIN. (N) MASTER BATH, FAMILY ROOM & BATH. (N) WINDOWS, EXPAND (E) ROOF DECK.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*):

Jeanie Poling 4/7/14

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

☑ 9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: ________________ *(attach HRER)*

b. Other *(specify)*:

Based upon permit history, the building was substantially altered (large incompatible vertical and rear additions that were made to the property and are visible from the public right-of-way). The building does not posses sufficient integrity to be considered a historic resource under CEQA.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☑ **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: tina tam

Digitally signed by tina tam
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org
Date: 2014.04.17 18:49:41 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Tina Tam

Signature or Stamp:

tina tam

Digitally signed by tina tam
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org
Date: 2014.04.17 18:49:56 -07'00'

Project Approval Action:
Building Permit

*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
70 Woodacre Dr.		7225/018	
Case No.	Permit No.	Plans Dated	
2013.1719E		11/1/13	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Addition of 154.5 sq ft. to the second floor level & 1st floor kitchen. Enclose front yard with stucco garden walls and metal gate.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area*)
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine*)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jeanie Poling 3/5/14	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Per PTR dated 4/2/14

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: A. Kirby 4/11/14

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☐	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name:	**Signature or Stamp:**
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☑	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction,** or **fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☑	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is **not listed**. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations** to publicly accessible spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	4/2/2014	**Date of Form Completion**	4/2/2014

PROJECT INFORMATION:

Planner:	Address:	
Alexandra Kirby	70 Woodacre Drive	
Block/Lot:	Cross Streets:	
7225/018	Ocean Avenue and Junipero Serra Boulevard	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013.1719E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/01/2013

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information packet submitted by applicant 02/07/2014.

The proposal is to construct a horizontal addition at the primary (west) and rear (east) facades, window replacements, and installation of a 4' high stucco wall with metal gates.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

70 Woodacre Drive was constructed in 1938 by the Stoneson Development Corporation as a tract home in a large development in the Lakeshore district. Prolific Bay Area architect Harold G. Stoner designed the residence as well as the surrounding homes within the tract. The property was first purchased by insurance agent Edgar Harrison and his wife, Grace. They remained at the property until its sale in 1986.

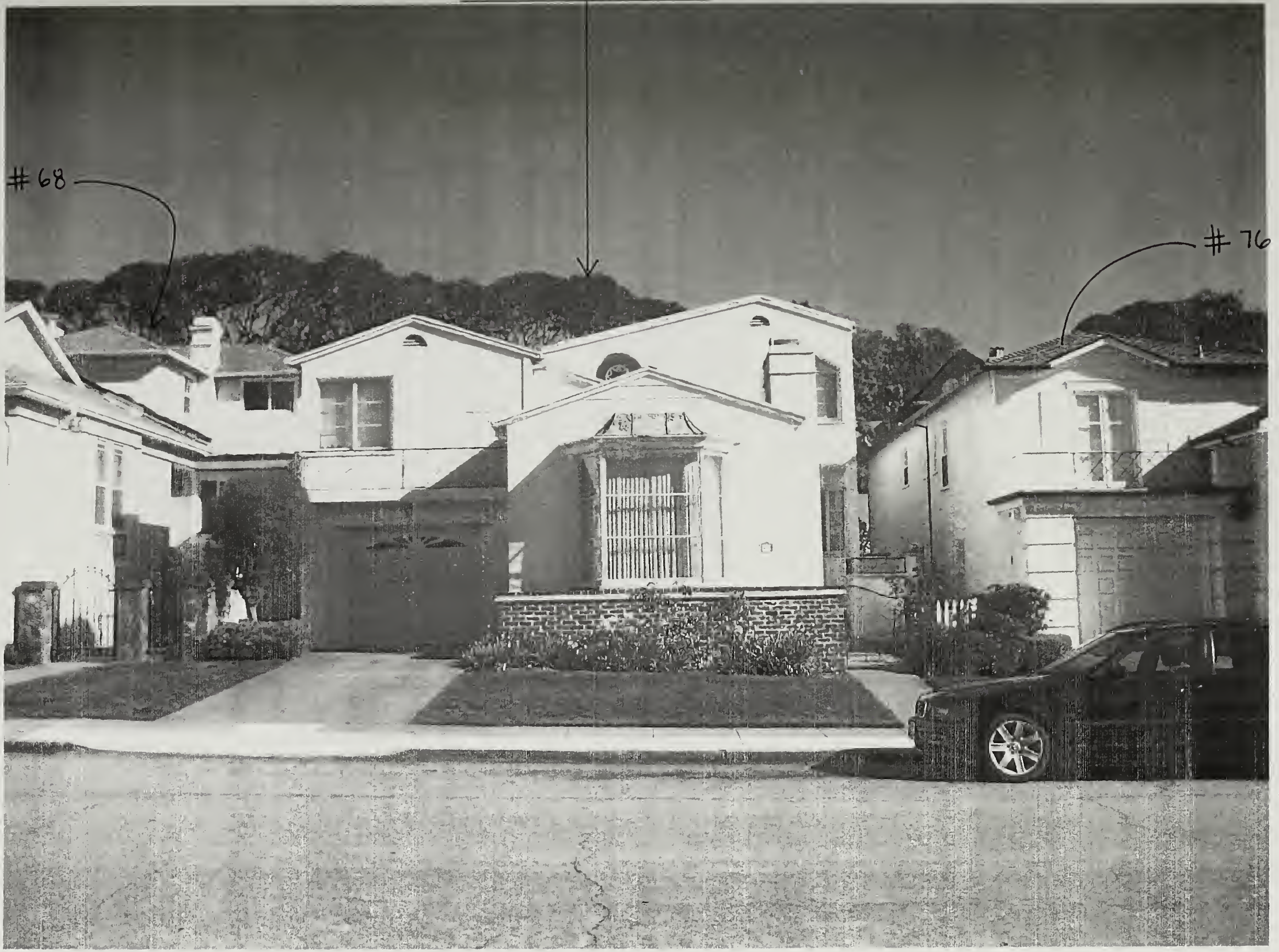
The subject property is a split level, wood frame, single family residence located on the east side of Woodacre Drive in the Lakeshore neighborhood. The building features three front-gabled roofs, one of which is located on a recent vertical addition and features an asymmetrical peak. All windows have been replaced with aluminum sash in a three-light pattern. The main entrance is accessed via a concrete path that spans the south wall of the building and steps up onto a brick patio. The entrance is concealed behind a chimney on the south wall. A central bay window projects from the first story, supported by a brick base. The north wing features a garage at the first story and a living space above with a casement window and false balcony. Original features that are seen throughout the surrounding neighborhood include stucco cladding with rustic wood cladding details, eclectic period revival details, brick or picket fences, and landscaped front yards. Overall, the property appears to have a moderate degree of integrity, impacted by the large rear addition and new windows.

Based on historic research conducted by the applicant and preservation planning staff, 70 Woodacre Drive does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 70 Woodacre Drive was developed as part of a large tract south of Sloat Boulevard in the late 1930s, although it is not an individually significant element of this period; the owners and occupants do not appear to have been significant to our local, regional or national past; and while the subject property is the work of a master architect and builder, it was constructed late in the Stoneson and Stoner careers and does not reflect a high degree of artistry.

The surrounding neighborhood was constructed between 1936 and 1939 by the same architect and developer in an eclectic yet cohesive design language, however the area was developed late in the careers of the builders and does not reflect their best known or most successful work. The area is not a designated historic district, nor does it appear to qualify as a potential district based on research.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4/11/14

70 WOODACRE



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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3900 - 3906 24th Street		3654/040	
Case No.	Permit No.	Plans Dated	
2013.0761E	TBD		
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

The proposal is to demolish the existing one-story addition (3904 – 3906 24th Street) and the storage structure located behind it on the western half of the subject lot and construct a three-story horizontal addition attached to the west side of the adjacent building on the same lot at 3900 24th Street.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): michael smith	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	Category A: Known Historical Resource. **GO TO STEP 5.**
☐	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront** alterations that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☑	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*: The project would remove a non-historic addition and replace it with a larger addition that would appear to be a separate structure.
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Michael Smith	**Signature or Stamp:** 4/22/2014
	Project Approval Action: Other: EE review *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

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MEMO

Historic Resource Evaluation Response
PART II ANALYSIS

Date	April 21, 2014
Case No.:	2013.0761E
Project Address:	3900 – 3906 24th Street
Zoning:	24th Street/ Noe Valley Neighborhood Commercial District 40-X Height and Bulk District
Block/Lot:	3654/040
Date of Review:	April 21, 2014 (Part II)
Staff Contact:	Michael Smith (Preservation Planner) (415) 558-6322 michael.e.smith@sfgov.org

PART II: PROJECT EVALUATION

Proposed Project ☒ Demolition/New Construction ☐ Alteration

Per Drawings Dated: ______________________

Project Description

The proposal is to demolish the existing one-story addition (3904 – 3906 24th Street) and the storage structure located behind it on the western half of the subject lot and construct a three-story horizontal addition attached to the west side of the adjacent building on the same lot at 3900 24th Street. The project would add four dwelling units and additional commercial space to the subject property. The garage at the rear of 3900 24th Street would also be demolished and reconstructed to provide construction access to the western side of the lot.

Buildings and Property Description:

The project is located on the northwest corner of 24th and Sanchez Streets within the Noe Valley neighborhood. The property has 51′-9″ of frontage on 24th Street and approximately 87′ of frontage on Sanchez Street. The property is developed with a two-story, wood-framed, Stick-Eastlake-style mixed-use building that was constructed in 1893. The building contains two flats over a storefront and shares its lot with an attached, one-story commercial building that was constructed sometime between 1938 and 1950 as a garage structure.

Pre-Existing Historic Rating / Survey

3900 – 3902 24th Street is listed on page 300 of Here Today, a local historic resource survey. The building is considered a "Category A" property (Known Historic Resource) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) because it is listed on an adopted survey.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

To assist in the evaluation of the proposed project, the Project Sponsor has submitted the following consultant report:

☐ Prepared April 2013 with an addendum dated March 2014, by William Kostura, for 3900 - 3902 24th Street and 3906 24th Street.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the building would be materially impaired. The proposed project will not have a significant adverse impact on 3900 – 3902 24th Street, a known resource that is listed in *Here Today.*

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards). The following is an analysis of the proposed project per the Secretary's Standards:

> *Standard 1.*
> *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project would maintain the use of the property as mixed-use. The building's character defining Stick –Eastlake architectural detailing will be retained as part of it rehabilitation. The building's west elevation would be most impacted by project but it is a secondary elevation that lacks ornament.

Therefore, the proposed project complies with Rehabilitation Standard 1.

> *Standard 2.*
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The addition located on the west side of the building would be demolished as part of the project. The addition was constructed several decades after the original building and does not share its Stick-Eastlake architecture and therefore it does not contribute to its historic significance. The replacement of the addition with a larger addition would not alter the building's spatial relationship because it would appear to be a detached building on a separate lot.

> *Standard 3.*
> *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed addition is designed to be compatible with the historic building with such features as a bay window, recessed storefront entry, wood siding, a prominent cornice, double-hung wood windows, bulkhead, and tall storefront. The addition avoids being conjectural because it refrains from incorporating Stick-Eastlake ornament and through its use of modern materials. The proposed storefront does not create a false sense of historical development and would be somewhat contemporary in character.

Therefore, the proposed project complies with Rehabilitation Standard 3.

> *Standard 4.*
> *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The existing addition at the west side of the building was constructed several decades after the historic building. It was constructed as a garage and its architecture reflects its utilitarian character. The addition has none of the architectural prominence of the historic building and thus it has no architectural significance.

> *Standard 5.*
> *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project would not remove any of the historic building's distinctive Stick-Eastlake detailing.

> *Standard 9.*
> *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and*

> *shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed addition would obscure the historic building's existing west wall which has no historic features that contribute to the building's significance.

Therefore, the proposed project complies with Rehabilitation Standard 9.

> *Standard 10.*
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Though unlikely, the proposed addition could be removed in the future to restore the historic building's original form. Furthermore, the addition would be constructed in a manner that would make it appear as a separate building on an adjacent lot.

Therefore, the proposed project complies with Rehabilitation Standard 10.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*). The project would not make any significant changes to the character-defining features on the historic building. As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 4.18.2014

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

ST. CLAIR'S
WINE & LIQUOR
ST. CLAIR'S
The Castro
Noe Valley
Diamond Heights

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	2012.0903E
Project Address:	580-582 Hayes Street
Zoning:	Hayes-Gough Neighborhood Commercial-Transit District 40-X Height and Bulk District Hayes Valley Commercial Historic District
Block/Lot:	0807/010
Lot Size:	12,000 square feet
Plan Area:	Market and Octavia Neighborhood Plan
Project Sponsor:	Dan Schalit, Laguna Hayes, LLC – (415) 505-0078
Staff Contact:	Christopher Espiritu – (415) 575-9022, Christopher.Espiritu@sfgov.org

PROJECT DESCRIPTION:

The proposed project would include the demolition of an existing single-story, approximately 18-foot-tall, 6,435-square-foot (sq ft) commercial building and 1,160-sq ft surface parking lot with four parking spaces. The project also includes the construction of a new five-story (55-feet-tall) mixed-use building with a basement-level garage, ground-floor retail space, and residential use on upper floors. The existing building, currently used for restaurant/retail purposes, would be demolished and the proposed building would include 29 dwelling units, 8,000 sq ft of ground-floor retail, and 20 off-street parking spaces in the basement garage. The new mixed-use building would be approximately 39,300 sq ft and 55-feet tall, excluding an approximately 16-foot-tall elevator penthouse. The project site is located on a corner lot, bounded by Ivy Street to the north, Hayes Street to the south, Octavia Street to the east, and Laguna Street to the west, within the Hayes Valley neighborhood. The project is within the Hayes-Gough Neighborhood Commercial-Transit (NCT) Zoning District and the Hayes Valley Commercial Historic District. (Continued on next page.)

EXEMPT STATUS:

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

REMARKS:

(See next page.)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Sarah Jones
SARAH B. JONES
Environmental Review Officer

April 24, 2014
Date

cc: Dan Schalit, Project Sponsor; Supervisor London Breed, District 5; Kate Conner, Current Planning Division; Virna Byrd, M.D.F.; Exemption/Exclusion File, Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

The proposed project would include 29 dwelling units ranging from one- to three-bedroom units on each of the upper floors (Floors 2-5) and would provide 15 one-bedroom units, 12 two-bedroom units, and 2 three-bedroom units. The proposed project would provide 20 off-street parking spaces and 15 Class 1 bicycle parking spaces within a basement-level garage accessed from an entrance on Ivy Street. The proposed dwelling units would be accessed from a residential lobby located on Hayes Street. Also, the proposed project would include the excavation to a depth of 15 feet below ground surface and an estimated 5,800 cubic yards of soil disturbance.

Project Approval

The proposed project would require the following approvals:

- **Conditional Use Authorization** (*Planning Commission*). The proposed project would require a Conditional Use Authorization to allow development on a lot exceeding 10,000 sq ft.
- **Variance** (*Zoning Administrator*). The proposed project would require a variance from the Planning Code as the project would not meet the Code-required rear yard under Section 134.
- **Site Permit** *(Department of Building Inspection).* The proposed project would require approval from DBI for a site permit.

While the proposed project requires multiple approvals, the overall development would be collectively reviewed by the Planning Commission and the Zoning Administrator at a consolidated hearing. Approval Action for the proposed project would be granted through the approval of the Conditional Use Authorization under the Planning Code Section 303. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

CEQA Guidelines Section 15183 provides an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR; and d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects peculiar to the 580-582 Hayes Street project described above, and incorporates by reference information contained within the Market and Octavia Neighborhood Plan Final EIR (FEIR) (Planning Department Case No. 2003.0347E and

State Clearinghouse No. 2004012118), which is the underlying EIR for the proposed 580-582 Hayes Street project. Project-specific studies summarized in this determination were prepared for the proposed project to determine if there would be any additional potentially significant impacts attributable to (i.e., "peculiar" to) the proposed project.

This determination assesses the proposed project's potential to cause environmental impacts and concludes that the proposed project would not result in new, significant environmental effects, or effects of greater severity than were already analyzed and disclosed in the FEIR. This determination does not identify new or additional information that would alter the conclusions of the FEIR. In addition, this determination identifies mitigation measures contained in the FEIR that would be applicable to the proposed project. Relevant information pertaining to prior environmental review conducted for the FEIR as well as an evaluation of potential environmental effects are provided in the Community Plan Exemption (CPE) Checklist for the proposed project.[1]

BACKGROUND:

On April 5, 2007, San Francisco Planning Commission certified the FEIR for the Market and Octavia Plan (Case No. 2003.0347E; State Clearinghouse No. 2004012118). The FEIR analyzed amendments to the Planning Code and Zoning Maps and to the Market and Octavia Plan, an element of the San Francisco General Plan. The FEIR analysis was based upon assumed development and activities that were anticipated to occur under the Market and Octavia Plan.

Subsequent to the certification of the FEIR, in April 5, 2007, the Board of Supervisors approved, and the Mayor signed into law, revisions to the Planning Code, Zoning Maps, and General Plan that constituted the "project" analyzed in the Market and Octavia FEIR. The legislation created several new zoning controls which allow for flexible types of new housing to meet a broad range of needs, reduces parking requirements to encourage housing and services without adding cars, balances transportation by considering people movement over auto movement, and builds walkable "whole" neighborhoods meeting everyday needs. The land use, density, and design of the proposed project at 580-582 Hayes Street are consistent with the assumptions used to evaluate future development of the site in the Market and Octavia Plan FEIR.

Individual projects that occur under the Plan undergo project-level evaluation to determine if they would result in further impacts specific to the development proposal, and the site at the time of development, and to determine if additional environmental review is required. This determination concludes that the proposed project at 580-582 Hayes Street is consistent with and was encompassed within the analysis in the FEIR for the Market and Octavia Neighborhood Plan. Further, this determination finds that the FEIR adequately anticipated and described the impacts of the proposed project, and identified the applicable mitigation measures. The proposed project is also consistent with the zoning controls for the project site. Therefore, no further CEQA evaluation is necessary.

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[1] The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2012.0903E.

PROJECT SETTING:

The project site, which is located on a corner lot on the north side of Hayes Street between Laguna and Octavia streets, is in the Hayes Valley neighborhood. Existing uses near the project site consists of mostly two- to three-story residential buildings, with ground floor commercial uses, located to the east of the project site. Directly across from the project site is a five-story mixed-use building and is the tallest building in the vicinity of the project site. To the west of the project site is a primarily residential area with two- to three-story residential homes along Hayes Street. There are no buildings under construction in the immediate surroundings of the project site. Proposed developments on former Central Freeway parcels located within a ¼-mile of the project site are currently under review by the department. The project site, similar to other parcels surrounding the project site, is zoned NCT. The project site has a height and bulk limit of 55-X, while surrounding parcels range from 40-X and 50-X.[2]

POTENTIAL ENVIRONMENTAL EFFECTS:

The Market and Octavia Neighborhood Plan FEIR included analyses of environmental issues including: land use and zoning; plans and policies; visual quality and urban design; population, housing, and employment (growth inducement); transportation; noise; air quality; wind and shadow; archeological resources; historic architectural resources; hazardous materials; geology and soils; public facilities, services, and utilities; hydrology; and biology. The proposed 580-582 Hayes Street project is within the allowable development density and consistent with the designated uses for the site described in the Market and Octavia FEIR and would represent a small part of the growth forecast for the Market and Octavia Area Plan. As a result, the Market and Octavia FEIR considered the incremental impacts of the proposed 580-582 Hayes Street project. The proposed 580-582 Hayes Street project would not result in any new or substantially more severe impacts than were identified in the Market and Octavia FEIR. Topics for which the FEIR identified a significant program-level impact are addressed in this Certification of Determination, while project impacts for all other topics are discussed in the Community Plan Exemption Checklist.[3] The following discussion demonstrates that the proposed 580-582 Hayes Street project would not result in significant impacts beyond those analyzed in the FEIR.

Significant and unavoidable impacts were identified in the Market and Octavia FEIR for the following topics: transportation and circulation, and shadow. The project, as proposed, would not contribute to the identified significant and unavoidable shadow impact since the FEIR found the potentially significant adverse shadow impacts would occur on the War Memorial Open Space from development on Franklin Street and the United Nations Plaza from the proposed tower development at the Market Street and Van Ness Avenue intersection. These sites are located more than a ¼-mile from the project site. Also, the proposed 580-582 Hayes Street building would not cast net new shadow on parks or open spaces under the jurisdiction of the Recreation and Parks Commission.[4] As for the identified significant and unavoidable impact related to transportation and circulation, the proposed project would add approximately 47 vehicles to the existing transportation network and would not contribute considerable to the critical vehicle movements that operate poorly at nearby intersections (Hayes/Gough and Hayes/Franklin streets) that were identified in the FEIR. Therefore, the proposed 580-582 Hayes Street project would not contribute to the significant and unavoidable transportation or shadow impacts identified in the Market and Octavia Plan FEIR.

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[2] Height and bulk districts of 40-X, 50-X, and 55-X, as established by Planning Code Section 250, states that proposed developments for lots located in these height and bulk districts would not exceed building heights of 40, 50, and 55 feet, respectively. Lots located in districts with an "X" bulk limit designation, have a maximum width for the base of the proposed building of approximately 55 to 65 feet (identified as the lowest portion of the building extending vertically to a streetwall height, per Section 270 of the Planning Code).

[3] Ibid.

[4] Kevin Guy, Current Planning Division – Preliminary Shadow Analysis for 580-582 Hayes Street, January 2, 2014. This document is available for review as part of Case File No. 2013.0903E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

The Market and Octavia Neighborhood Plan FEIR identified feasible mitigation measures to address other significant impacts related to: Shadow (A1), Wind (B1 and B2), Archeological Resources (C1 through C4), Transportation (D1 through D8), Air Quality (E1 and E2), Hazardous Materials (F1), and Geology, Soils, and Seismicity (G1). These mitigation measures would reduce impacts to less-than-significant level upon implementation, with the exception of Transportation (D1 through D8), which would remain significant impacts.

As analyzed and discussed in the CPE Checklist below, the following mitigation measures identified in the FEIR do not apply to the proposed project. Mitigation Measures related to Wind (B1 and B2) would not apply to the proposed project because these measures only apply to projects at proposed heights of 85 feet or taller. Mitigation Measures related to Archeological Resources (C1, C3, and C4) would not apply to the proposed project since these measures only apply to soils disturbing activities in archeologically documented properties, public streets and open spaces, and sites located within the Mission Dolores Archeological District (the project site is not located in one of these areas). Mitigation Measures related to Transportation (D1 through D8) would not apply to the project since traffic and transit mitigation measures have already been implemented or would need to be implemented by the San Francisco Municipal Transportation Agency (SFMTA). Mitigation Measure related to Air Quality (E1) in the Market and Octavia FEIR has been superseded by the Construction Dust Control Ordinance and therefore, Mitigation Measure (E1), is not applicable to the proposed project since the project would be required to implement the Dust Control Ordinance. Finally, the Mitigation Measure related to Hazards and hazardous materials (F1), would not apply to the proposed project since the project site does not contain any known (or documented) hazards or hazardous materials and there has been no previous industrial uses on-site.

As discussed in the CPE Checklist for the proposed 580-582 Hayes Street project below, Market and Octavia Neighborhood Plan FEIR Mitigation Measures related to Shadow (A1), Archeological Resources (C2), Air Quality (E2), and Geology, Soils, and Seismicity (G1) wer e determined to apply to the proposed project for the following reasons: 1) The proposed 580-582 Hayes Street project would not cast new shadow on parks subject to Section 295 of the Planning Code, however, the proposed project could potentially cast new shadows on parks and open space that are not subject to Section 295; thus, the Mitigation Measure related to Shadow (A1) would apply to the project. Mitigation Measure (A1) would ensure that the proposed project shall be designed and shaped to reduce substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Section 295. 2) The project requires excavation of up to approximately 15 feet on a site with no previous archeological documentation and therefore Mitigation Measure for Archeological Resources (C2) to mitigate potential project-related impacts to archeological resources is applicable to the proposed 580-582 Hayes Street project. Mitigation Measure (C2) requires the preparation of a preliminary archeological sensitivity study to assess the potential for a proposed project to have a significant impact on archeological resources. 3) Since construction of the proposed project would include the use of construction-related vehicles and equipment, as well as soils disturbance and excavation, Mitigation Measures for Air Quality (E2) and Geology, Soils, and Seismicity (G1) are applicable to the proposed 580-582 Hayes Street project. Mitigation Measure (E2) would minimize short-term impacts on air quality due to construction-related equipment and vehicles. Mitigation Measure (G1) would ensure that best management practices, regarding soil erosion control would be developed and implemented. With implementation of these above-noted four mitigation measures from the Market and Octavia FEIR, as well as the Dust Control Ordinance, the proposed 580-582 Hayes Street project would not result in significant impacts beyond those analyzed in the underlying Market and Octavia Plan FEIR.[5] In addition, and in accordance with the Market and Octavia Neighborhood Plan FEIR, the project sponsor has agreed to implement the following improvement measure addressing air pollutant impacts and to conform with Article 38 of the San Francisco Health Code: Improvement Measure 1 – Enhanced Ventilation Measures.[6]

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on October 9, 2012 to adjacent occupants and owners of properties within 300 feet of the project site. Department Staff received requests from the public to be included in future notices for the proposed project. No members of the public commented specifically on the physical environmental effects of the proposed project. The proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public.

Conclusion

The Market and Octavia Neighborhood Plan FEIR incorporated and adequately addressed all potential impacts of the proposed 580-582 Hayes Street project. As described above, the proposed 580-582 Hayes Street project would not have any project-specific significant adverse effects that are peculiar to the project or its site that were not examined in the Market and Octavia Neighborhood Plan FEIR, nor has any new or additional information come to light that would alter the conclusions of the Market and Octavia Neighborhood Plan FEIR. Thus, the proposed project would not have any new significant effects on the environment not previously identified in the Market and Octavia Neighborhood Plan FEIR, nor would any environmental impacts be substantially greater than described in the Market and Octavia Neighborhood Plan FEIR. Therefore, the proposed project is exempt from further environmental review pursuant to Section 21083.3 of CEQA and Section 15183 of the CEQA Guidelines.

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[5] Please refer the CPE Checklist for a complete discussion.

[6] The full text of this improvement measure is included in the MMRP.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
325 Bowdoin St		5884/026	
Case No.	Permit No.	Plans Dated	
2012.1215E		8/8/07	
☐ Addition/ Alteration	☑ Demolition (requires HRER if over 50 years old)	☑ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Lot split, demolition of accessory structure, and construction of a 3,894 sf single-family home on the newly created lot.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☐	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☑	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction**. Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work**. A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 4/16/14 *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Jonathan G. Lammers 4/27/14

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Jonathan	Signature or Stamp:
Project Approval Action: Lammers Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Jonathan G. Lammers 4/27/14

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	April 16, 2014
Case No.:	**2012.1215E**
Project Address:	**325 Bowdoin Street**
Zoning:	RH-1 (Residential House, One Family-Detached) 40-X Height and Bulk District
Block/Lot:	5884/026
Date of Review:	April 13, 2014 (Part I)
Staff Contact:	Jonathan Lammers (Preservation Planner) (415) 575-9093 jonathan.lammers@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 325 Bowdoin Street, is located on the southeast corner of Hale and Bowdoin streets. The trapezoid-shaped lot measures 38.53 feet on the north, 59.85 feet on the south, 104.31 feet on the east, and 108.47 feet on the west. The property is located within an RH-1 (Residential-House, One Family-Detached) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a one-story (with attic), single-family, wood-frame residence designed with Craftsman style influences. The San Francisco Assessor lists the property as having been constructed in 1925, although San Francisco Public Utilities Commission water connection records show that a portion of the building was constructed in 1923. The property is heavily vegetated and surrounded by a non-historic wood fence.

The residence is set back from the sidewalk, rectangular in plan, clad with beveled clapboards, and capped by a side-gable roof. The primary facade faces west onto Bowdoin Street and features a gabled entry porch roughly centered on the façade. The porch is enclosed on the north and west by multi-light wood-sash windows. The primary entry is accessed from the south side of the porch and features a partially glazed wood door. Typical fenestration consists of double-hung, wood sash windows with flat board surrounds—including two attic windows on the north and south facades. A brick chimney is located toward the south end of the roof ridge.

Immediately adjacent to the north end of the building is a detached (or semi-detached via a hyphen) garage in a deteriorated condition. This structure is rectangular in plan, clad with beveled clapboards and capped by a gable roof with a shed extension toward the west. Both the gable and shed roof sections are currently covered with tarps. The north end of the garage faces Hale Street and features hinged, vertical-board garage doors. The area capped by the shed roof extension to the west appears to be clad with wide, horizontal boards and includes a paneled wood pedestrian door and an aluminum window with flat board trim.

Known alterations to the exterior of the property are limited to the single building permit issued in 1925 for enlarging the building.

Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

325 Bowdoin Street is shown on the San Francisco Neighborhood Groups Map as being located in the Excelsior neighborhood, an area roughly bounded by Alemany Boulevard on the north, U.S. 101 to the east, Mission Street on the west and portions of John McLaren park on the south. The subject block is exclusively residential and primarily composed of one-story-over-raised basement single-family dwellings, as well as a few two-story-over-raised-basement flats located along Silver Avenue. San Francisco Assessor's data show a mix of construction dates for the buildings on the block, with groupings of buildings constructed during the 1910s, 1920s and 1930s, as well scattered examples of buildings (primarily flats) from the 1950s and 1960s. This is reflected in the architecture of the building stock, which includes wood-clad vernacular cottages, stucco-clad Classical Revival, Mediterranean Revival and French Provincial designs, and scattered examples of "Contractor Modern" buildings constructed during the mid-20th century. Many of the older buildings have been altered to varying degrees, most frequently through the replacement of the original wood cladding and windows. It should be noted that the blocks immediately surrounding the subject building have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: N/A ☐ Contributor ☐ Non-Contributor

Based on the information provided in a Historical Resource Evaluation prepared by Dennis Yan (undated), a Historic Resource Evaluation Peer Review prepared by Page & Turnbull (dated 15 January 2014), information found in the Planning Department files, and research conducted on the neighborhood, Preservation staff finds that the subject building is not eligible for listing on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Although the property is shown on the San Francisco Neighborhood Groups Map as being located in the Excelsior neighborhood, the area is known locally as the Portola neighborhood. Prior to the Gold Rush, this area was part of the 4,446 acre *Rancho Rincon de las Salinas y Potrero Viejo* land grant given by the Mexican government to Jose Cornelio Bernal in 1839. The grant included lands stretching from present-day Bernal Heights eastward to Hunter's Point, south to McLaren Park, as well as all of the lands bordering Islais Creek in what is today the Excelsior District.

Beginning in the 1850s, portions of the rancho were sold off to various owners. This included a large tract acquired in 1863 by a group of Presbyterians acting as trustees for a new University Mound College, which would serve as a boarding school. The group incorporated in 1867 as the University Homestead Association and subdivided the tract, known as University Mound Hill. The area's streets were named for universities and famed educators, and a twenty-five acre square was reserved for the grounds of a thirty-room school building.[1] At the time, the two principal thoroughfares were today's Silver Avenue and San Bruno Road. Islais Creek also ran along the northern edge of the area, following a route roughly aligned with today's Interstate 280.

Formal development was slow to arrive, and much of the University Mound area was used primarily for agriculture. The boarding school also foundered, and in 1884 the property was acquired by the estate trust of James Lick for use as the University Mound Old Ladies Home, which still occupies the property. Around the same time, another portion of the University Mound subdivision was acquired by the Spring Valley Water Company and used for the construction of a large reservoir, completed in 1885.

Being far removed from the more populous areas of the city, development of the area remained widely scattered through the turn of the century, with the nearest streetcars running on San Bruno Avenue and Mission Street. Historic maps also indicate that the street grid had yet to be extended north of Silver Avenue between Madison and Holyoke streets. This included the subject block, which was then part of a large undeveloped parcel owned by Mrs. Alexandrine Payson.

The semi-rural character of the Portola area allowed for the establishment of a number of flower nurseries, such that by the 1920s there were some 20 nurseries active in the area. Most of these were concentrated in two areas: west of University Street between Sillman and Wayland streets, and east of University along Woolsey Street. Demographically, the area was overwhelmingly home to working class residents, including a number of Italian and Maltese families, as well as many Jewish residents.

The first Sanborn maps were prepared for the area in 1914. They show a scattered development pattern composed primarily of one-story-over-raised basement single family homes, with a minority of flats and small stores. Most blocks ranged from approximately ten- to thirty-percent developed, although some blocks remained almost exclusively devoted to agriculture.

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[1] Presbyterian Board of Publication, *The Record of the Presbyterian Church in the United States of America, Vol XX.-1869*, (Philadelphia: Presbyterian Board of Publication, 1870), 254.

The 1920s marked the first large scale residential development of the Portola area, as San Francisco and the rest of the country participated in a sustained real estate boom. While most of the new residential development occurred piecemeal on individual lots, a residence park known as McLaren Park Terrace was developed by the Galli Construction Company on the blocks bounded by Silver, University, Sweeny and Dartmouth streets. Serving as namesake for the new subdivision was McLaren Park, authorized by the Board of Supervisors in 1926. As with many new developments during this period, most houses in McLaren Park Terrace were built in Period Revival styles, most commonly variations of the Mediterranean Revival and French Provincial styles.

The increasing population of the neighborhood led to a number of civic improvements, including construction of the Portola Grammar School circa 1910, and the Edward Robeson Taylor School in 1924. In 1930, the Portola Playground and Field House (today the Palega Recreation Center) was established on a two-block parcel bounded by Sillman, Felton, Hamilton and Somerset streets. Other institutional projects in the neighborhood included the construction of the Salvation Army Territorial Training College along Silver Avenue in 1927. In 1931, the western portion of the University Mound Old Ladies Home grounds was sold for development of the Convent of Good Shepherd along Cambridge Street. The following year, a new building was constructed for the Ladies Home, replacing the 1863 structure originally built for the college. The 1910s through the 1930s also served as the principal period of commercial development along San Bruno Avenue.

Aerial photographs from 1938 show that the southern and western portions of the neighborhood remained largely undeveloped, with relatively few buildings located south of Woolsey Street or west of Cambridge Street. The area north of Silver Avenue and west of University Street was likewise almost wholly undeveloped. The latter area was built out during the Second World War, and the neighborhood experienced another burst of development during the early 1950s, typically marked by one-story-over-raised-basement single-family residences designed with mild Period Revival or Modernist influences. However, many of the area's nurseries remained active, and it was not until the 1970s that the last portions of the neighborhood were built out. Today, only the badly deteriorated remains of the University Mound Nursery remain extant on the block bounded by Wayland, Bowdoin, Harrison and Woolsey streets.

The subject block first appears on the 1914 Sanborn map series, which shows it as approximately ten percent developed, with most buildings concentrated toward the east end of the block near Boylston Street. Several large lots also remained on the block, which would be further subdivided over the coming decades. San Francisco Assessor's data show that a cluster of six buildings was constructed along Silver Avenue in 1916-1917, while ten buildings were constructed on the block during the 1920s. Only four buildings were constructed during the Depression years of the 1930s, followed by various infill construction during the 1940s through the 1960s.

Based on research performed by Planning Department staff, 325 Bowdoin Street does not appear to be associated with any significant historic events such that it would be individually eligible for the California Register under Criterion 1. Likewise, the subject block does not appear to constitute a potential historic district. As discussed above, the subject block was built out over a period of more than five decades, and there is nothing to suggest that it is associated with any historically significant pattern of development.

It is therefore determined that 325 Bowdoin Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.
As discussed under Criterion 1, at the turn of the century the subject block was part of a large undeveloped parcel owned by Mrs. Alexandrine Payson. In March 1907 Mrs. Payson sold 350 lots to Oscar Heyman & Brother.[2] Oscar and Jacob Heyman first became active in San Francisco real estate during the 1890s, and by the early 1900s were handling lot sales in neighborhoods across San Francisco. They appear to have been most active in the sale of individual lots, but they also served as builder/contractors, constructing houses on speculation or for individual lot purchasers.

Based on information provided in the document prepared by Page & Turnbull, 325 Bowdoin Street was constructed for Sidney Beaumont (1888-1962) and Kathryne Beaumont (1892-1989). Sidney Beaumont was born in St. Alban's, England and immigrated to the United States in 1912. Kathryne Beaumont was born in Indiana. Prior to purchasing 325 Bowdoin Street, the Beaumonts lived at 479 Duboce Avenue.

Water connection records held by the San Francisco Public Utilities Commission indicate that water service was first connected to the subject property in 1923. Although Mrs. Sidney Beaumont is listed as owner on the water connection record, sales ledgers at the San Francisco Assessor' Office do not show the Beaumonts owning the property until 1926. This discrepancy is likely explained by the Beaumonts having purchased the lot on an installment plan from the Heyman Brothers, and thus did not receive their deed until they completed their payments.[3]

During the 1920s through at least the 1940s, the Beaumonts were both employed by the American Can Company—Sidney as a machinist and Kathryne as a file clerk. Following Kathryne Beaumont's death, the property was sold to Louise Henrikson (no occupation given) in 1990. In 1995 the property was sold to the current owners.

The property is most clearly associated with Sidney and Kathryne Beaumont who commissioned its construction and remained as residents for several decades. While the Beaumonts personify the working class character of the Portola area, neither they nor any other of the persons named above appear to be important to local, state or national history. It is therefore determined that 325 Bowdoin Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
As mentioned above, water connection records held by the San Francisco Public Utilities Commission indicate that water service was first connected to the subject property in 1923. In 1925, a building permit was issued to add "three rooms and bath to present 2 room cottage." As completed, the building features Craftsman style influences, most evident in the horizontal massing, center entry and deeply overhanging eaves. The Craftsman style reached its zenith of popularity during the early 1910s, but aspects of the style continued to be used for residential construction through the 1930s.

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[2] "Real Estate Building News," *San Francisco Call*, March 16, 1907.

[3] For examples of installment purchases, see "Lot Buyers Find Joker in Contract," *San Francisco Call*, June 28, 1908.

There are no building permits on file for construction of the garage. However, its design and materials strongly suggest that it was likely constructed around the same time as the residence. It was definitively in place no later than 1938, as indicated by historic aerial photographs. These photographs are inconclusive, however, as to whether all of the shed-roofed extension on the west side of garage was in place by that time.

Considered as a whole, the subject property is not a particularly good or distinctive example of a type, period or method of construction. The residence is overall modest in nature and features none of the hallmarks typically associated with more fully-realized Craftsman designs. Its primary distinction is its horizontal emphasis—the result of having been built on a lot offering ample street frontage. Likewise, the design of the garage is vernacular in nature and does not possess high artistic values or evidence distinctive methods of construction.

The subject property also does not appear to relate to any potential historic district in the neighborhood. As previously discussed, the subject block was developed over a period of more than five decades, resulting in a mixed assemblage of architectural styles, building masses, rooflines and cladding materials. Many of the older buildings in the neighborhood also show evidence of having been altered through the installation of replacement cladding. Overall, the subject block lacks sufficient cohesion and integrity to qualify as a potential historic district. However, this does not preclude the future identification of individual buildings under this criterion.

It is therefore determined that 325 Bowdoin Street is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district.

Criterion 4: **It yields, or may be likely to yield, information important in prehistory or history.**
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 325 Bowdoin Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

325 Bowdoin Street is not significant under any of the California Register criteria discussed above. Therefore, an analysis of integrity is not warranted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

325 Bowdoin Street is not significant under any of the California Register criteria discussed above. Therefore, a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
  - ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-contributor to an eligible Historic District

- ☒ No Historical Resource Present

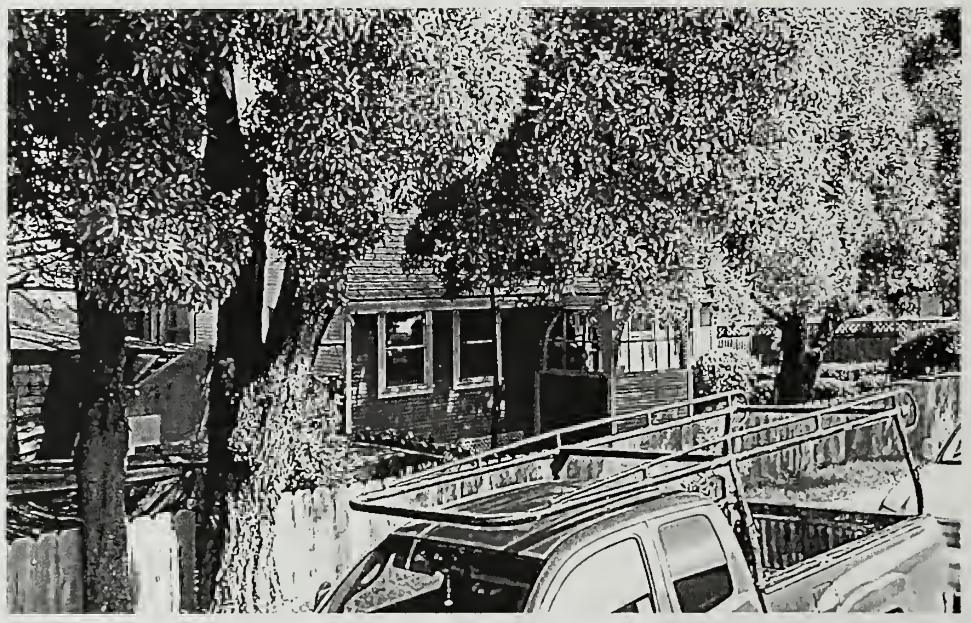
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam

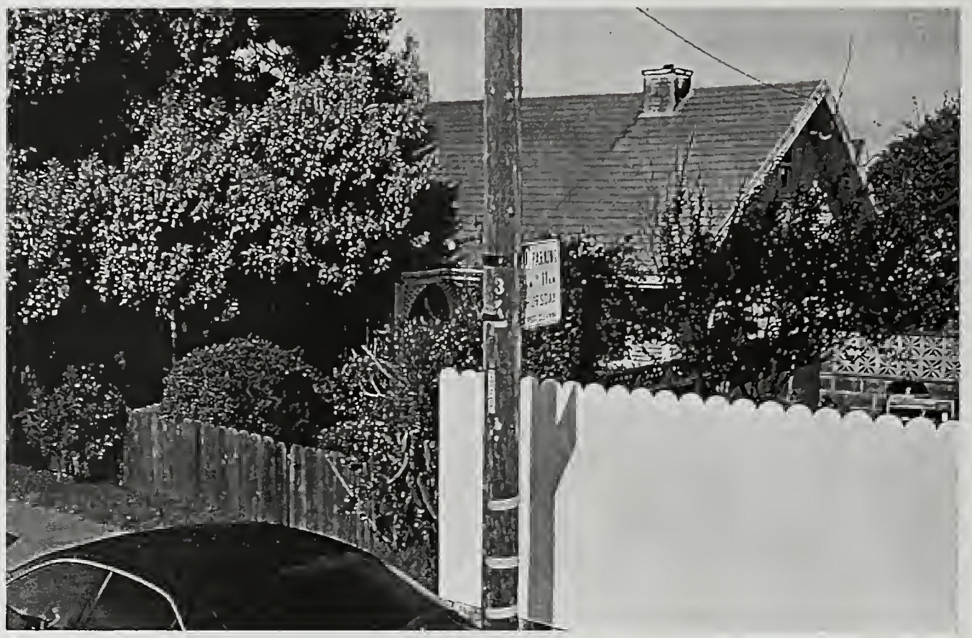
Tina Tam, *Senior Preservation Planner*

Date: 4-18-2014

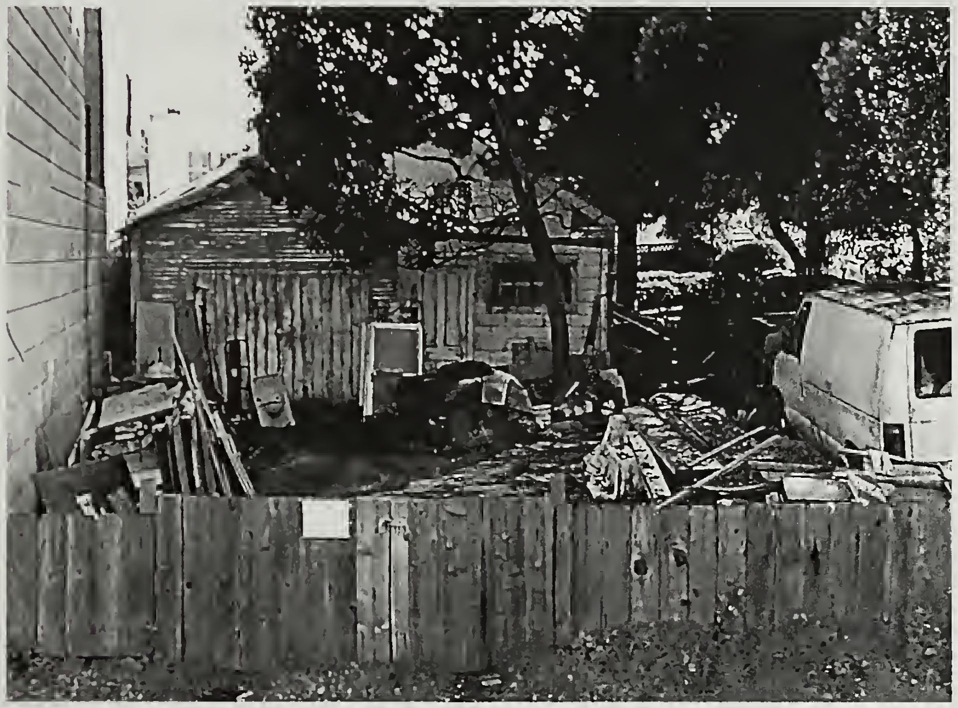
cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



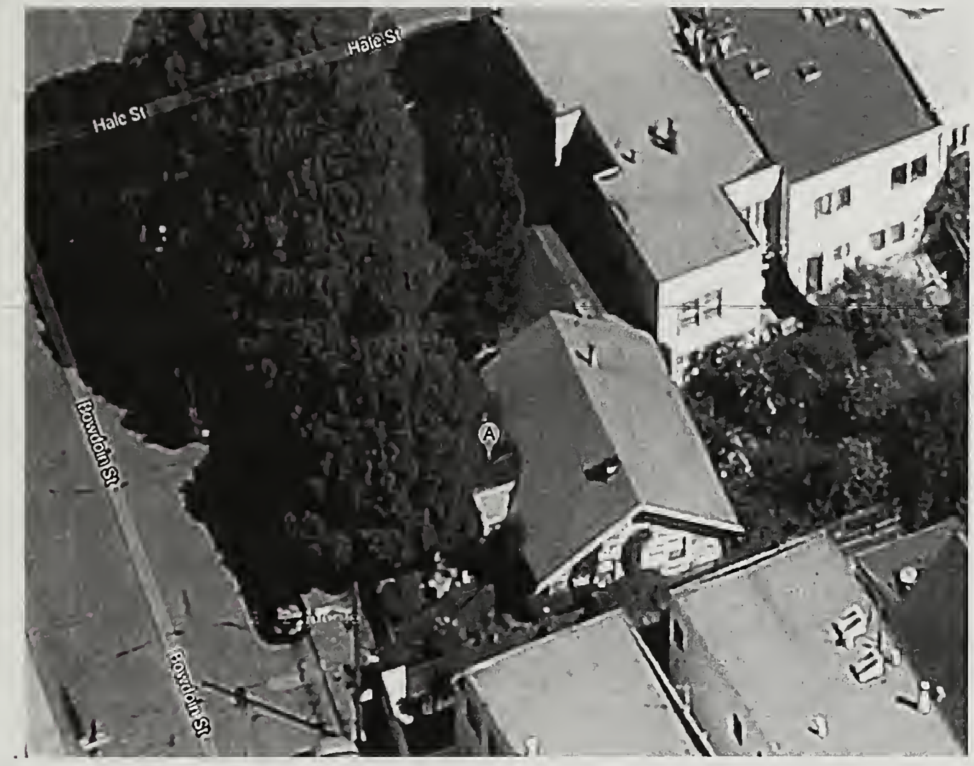
View southeast from Bowdoin Street of the subject property (Google Maps)



View northeast from Bowdoin Street of the subject property (Google Maps)



View south from Hale Street showing the garage (Google Maps)


Hale St
Hale St
Bowdoin St
Bowdoin St
A

325 Bowdoin Street satellite view looking north (Google Maps)

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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2013.0682E**
Project Title:	**330 Roosevelt Way**
Zoning:	RH-2 (Residential—House, Two Family) 40-X Height and Bulk District
Block/Lot:	2607/044
Lot Size:	3,000 square feet
Project Sponsor:	Yajuh Askew/Carmen Leung, Y.A. Studio (415) 920-1839
Staff Contact:	Christopher Espiritu – (415) 575-9022 Christopher.Espiritu@sfgov.org

PROJECT DESCRIPTION:

The proposed project would include the expansion of an existing garage, the addition of dormers to the east and west sides of the structure, and the interior remodel of an existing 2,145-square-foot (sq ft), 41-foot-tall, two-family house. The project includes the addition of approximately 131 sq ft to the existing 129-sq-ft garage and would accommodate one vehicle in the new 260-sq-ft garage. The proposed project would also include the addition of approximately 685 sq ft of habitable space and the interior remodel of the first floor over garage. The project site is located within the block bounded by Buena Vista Avenue-East to the north, Roosevelt Way to the south, Upper Terrace to the west, and Park Hill Avenue to the east, in the Castro/Upper Market neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(2))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

April 29, 2014
Date

CC: Carmen Leung, Project Sponsor; Doug Vu, Current Planner; Allison Vanderslice, Preservation Planner; Supervisor Wiener, District 8 (via Clerk of the Board); Historic Preservation Distribution List; Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The proposed garage expansion would involve excavation to approximately 10 feet below ground surface (bgs) within the current building footprint. The proposed project is located on a site that has a slope of 20% or greater. Due to the sloping nature of the project site, the proposed garage expansion would remain fully above grade along the front of the building but would be approximately six feet below existing grade towards the middle of the building.

Project Approvals

The proposed project would require the following approvals:

- Building Permit (Department of Building Inspection [DBI])

Approval Action: The proposed project is subject to notification under Section 311 of the Planning Code. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Architectural Resources. A property may be considered a historic resource if it meets any of the criteria related to events, persons, architecture, or prehistory that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district. The Planning Department's Historic Preservation staff evaluated the subject property to determine whether the existing structure on the project site is a historical resource as defined by CEQA.[1]

According to a site-specific Supplemental Historic Resource Evaluation (Historic Report) and as summarized in the Department's Preservation Team Review Form, the existing building at 330 Roosevelt Street is a wood-frame, one-and-a-half-story, single-family dwelling constructed in 1912 for Filippo Santona, a painter, and designed by architect Louis Mastropasqua.[2] Alterations to the building consist of the insertion of a garage, the replacement of windows and doors, the rebuilding of the front stairs, and the addition of dormers.

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[1] San Francisco Planning Department, *Preservation Team Review Form, 330 Roosevelt Way, October 31, 2013*. This report is available for review as part of Case No. 2013.0682E.

[2] Y.A. Studio, *Historical Report, 330 Roosevelt Way, San Francisco, CA, 2013*. This report is available for review as part of Case No. 2013.0682E.

The property does not appear to have associations with early events and therefore is not eligible for inclusion in the California Register individually or as a contributor to a historic district under Criterion 1 (Events).

The property has been owned by various individuals since 1921. However, as described in the Supplemental Report, none of these individuals and companies appears to be important to local, regional or national history. Based on the supplemental report and Planning Department records, no persons of known historical significance appear to have been associated with the subject building; therefore, the property is not eligible for listing under Criterion 2 (Persons).

Constructed in 1912, the subject property is a one and one-half-story, wood-frame residence with no particular architectural style. The subject building is not architecturally significant nor does it possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The architect and civil engineer Louis Mastropasqua, who started working in San Francisco in 1902, was a master architect. Mastropasqua designed several significant buildings in San Francisco, including Julius' Castle (SF Landmark No. 121) and the Charles Bovone House at 68 Macondray Lane. Mastropasqua was known for his post-earthquake reinforced concrete buildings along with various residences, apartment buildings, hotels, and industrial buildings. The subject building at 330 Roosevelt Way is a fairly modest, wood-frame, single-family residence and does not appear to be a notable or significant example of Mastropasqua's architectural or engineering work. Therefore, the property at 330 Roosevelt Way is not eligible for listing under Criterion 3 (Architecture).

The property at 330 Roosevelt Way is not significant under Criterion 4 (Information Potential), which is typically associated with archeological resources. This significance criterion typically applies to rare construction types when involving the built environment and the subject property is not an example of a rare construction type.

The subject block faces Roosevelt Way which consists of a range of residential building styles and types. Due to the lack of cohesion on the block, this block does not appear to be part of a potential historical district. No previously identified historical district was found in this area. Based on the evaluation of the Department's Preservation staff, the existing building does not retain sufficient integrity; the later addition does not appear architecturally significant in its own right and would not be eligible as a historic resource. Also, the existing building does not appear to contribute to a historic district and would therefore not have an impact on a historic district.

Archeological Resources. The proposed project would excavate to a depth of approximately 10 feet bgs to accommodate the proposed garage expansion. A review of the project by the Department's archeologist concluded that the proposed project is unlikely to result in any CEQA-significant archeological resources and would not result in significant impacts on archeological resources.[3]

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[3] On June 13, 2013, the staff archeologist reviewed Department records, a site-specific geotechnical investigation report, and project plans to determine whether the proposed project and related excavation would result significant impacts on archeological resources.

Geotechnical. Planning Department records show that the property is not located within a landslide or liquefaction zone; however the structure is located on a site with a slope of approximately 20 percent or more. A Geotechnical Investigation was conducted for the property and is summarized below.[4]

The Geotechnical Investigation notes that the site slopes downward toward the northwest at an average inclination of about 3-½:1 (horizontal:vertical). Based on the borings conducted, the project site is underlain by about two feet of very loose sand, with varying amounts of silt, overlying soft to hard, lean clay with varying amounts of sand to the maximum depth explored of 13 feet. Chert bedrock was encountered in boring samples at a depth of approximately 10 feet. No groundwater was encountered in the borings. The geotechnical report concludes that the project site is suitable for the proposed project, noting that the primary geotechnical issues of concern are adequate foundation support, bedrock excavation, support of temporary slopes (and adjacent improvements), and seismic shaking and related effects during earthquakes. These concerns are addressed below.

Foundation Support. The Geotechnical Investigation recommended that the structure be supported on a conventional spread footing foundation bearing in competent earth materials. A mat foundation may be used as an alternative if the spread footings are expected to cover a substantial portion of the building area. Drilled piers may be used to support the project or for shoring and underpinning, if required.

Excavations. The investigation recommended that excavations conducted in the upper portions of bedrock at the site, be conducted with conventional equipment, although localized ripping may be required. Excavations extending deeper into the bedrock may require extra effort, such as heavy ripping, hoe-rams, or jack-hammering. Additionally, the geotechnical report noted that the bedrock will become harder and more massive with increasing depth; however, the proposed project-related excavation is anticipated to be at approximately 10 feet below ground surface and would not require specialized equipment.

Temporary Slopes. Temporary slopes may be necessary during planned site excavations. In order to safely develop the site, temporary slopes will need to conform to OSHA standards at safe inclinations, or temporary shoring will need to be installed. The contractor may choose to excavate test pits to evaluate site soils and the need for temporary shoring. If excavations undermine or remove support from the existing or adjacent structures, it may be necessary to underpin those structures. The geotechnical investigation noted that care should be taken by the contractor to provide adequate shoring or underpinning to support affected structures.

Seismic Hazards. Because the project site does not lie within the Alquist-Priolo earthquake Fault Zone as defined by the California Division of Mines and Geology, the potential risk for damage to improvements at the site due to surface rupture from faults is low. Moreover, compliance with the Building Code would reduce potential impacts related to earthquake shaking. The project site does not lie within a potential liquefaction zone, and the earth materials encountered in the borings were not subject to liquefaction; thus, the project would have low potential for impacts related to liquefaction, and consequently, it would also have low potential for impacts related to lateral spreading.[5] Furthermore, the project has a low potential to result in densification, as earth materials subject to densification do not exist beneath the site in sufficient thickness to cause this potential impact.[6] While the geotechnical report notes that there is some potential for ground displacement, it states that such potential is relatively low and that the proposed project would likely reduce this potential by improving site drainage and by adding rigidity within the slope with the proposed structural improvements.

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[4] Earth Mechanics Consulting Engineers, *Geotechnical Investigation, Planned Improvements at 330 Roosevelt Way, San Francisco, California, May 4, 2013.* This report is available for review as part of Case No. 2013.0682E.

The Geotechnical Investigation provided specific technical recommendations and requirements concerning site preparation and grading, seismic design, foundations, retaining walls, slab-on-grade floors and exterior flatwork, and site drainage. The report ultimately concluded that the project site is suitable to support the proposed project, provided that its recommendations are incorporated into the design and construction of the proposed project. The project sponsor has agreed to implement these recommendations, subject to Building Permit requirements.

The San Francisco Building Code ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the Department of Building Inspection (DBI) permit review process. Prior to issuing a building permit for the proposed project, the DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through compliance with the San Francisco Building Code.

Exemption Class. Under CEQA State Guidelines Section 15301(e)(2), or Class 1, additions to existing structures of up to 10,000 sf are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed addition to the existing garage and dwelling unit would total approximately 816 sq ft, which would be substantially less than the 10,000 sq ft limitation for additions to existing structures. Therefore, the proposed project would be exempt from environmental review under Class 1. In addition, the project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[5] Lateral spreading or lurching is generally caused by liquefaction of marginally stable soils underlying gentle slopes.

[6] Densification generally occurs in clean, loose granular soils during earthquake shaking, resulting in seismic settlement and differential compaction.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	10/31/2013	**Date of Form Completion**	10/31/2013

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	330 Roosevelt Way	
Block/Lot:	Cross Streets:	
2607/044	Levant Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.0682E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/30/2013

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:

PRESERVATION TEAM REVIEW:			
Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

330 Roosevelt Way is a single-family residence constructed in 1912 on the north side of Roosevelt Way in the Caster/Upper Market neighborhood. This one-and-half-story-over-raised-basement, wood-frame, rectangular-plan building is topped with a hipped roof. The subject building was designed by architect L. Mastropasqua for Filippo Santona, a painter. Alterations to the building consist of the insertion of a garage, the replacement of windows and doors, the rebuilding of the front stairs, and the addition of dormers.

The subject block faces along Roosevelt Way consists of a range of residential building styles and types. Due to the lack of cohesion on the block, this block does not appear to be part of a potential historical district. No previously identified historical district was found in this area.

Constructed in 1912, the subject building post-dates the initial development of the neighborhood and is not associated with significant events in the Caster/Upper Market neighborhood or San Francisco generally. Therefore, the subject building at 330 Roosevelt Way does not appear to be significant under Criterion 1. The subject building does not appear to be eligible under Criterion 2, as the building does not appear to be associated with any significant individuals. The subject property is not significant under Criterion 3. The building does not appear to be a significant example of a type or period. Architect and civil engineer Louis Mastropasqua, who started working in San Francisco in 1902, designed this residence. A review of Planning Department records and research by Department staff indicates that Mastropasqua was a master architect. Mastropasqua designed several significant buildings in San Francisco, including Julius' Castle (SF Landmark No. 121) and the Charles Bovone House at 68 Macondray Lane. Mastropasqua was known for his post-earthquake reinforced concrete buildings along with various residences, apartment buildings, hotels, and industrial buildings. The subject building is a fairly modest, wood-frame, single-family residence and does not appear to be a notable or significant example of Mastropasqua's architectural or engineering work.

The subject building at 330 Roosevelt Way is not significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type. This form does not address archeological resources and evaluation of the potential for significant archaeological resources was completed on 6/13/2013.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
for Tina Tam	10/31/13

Y.A.studio

Historical Report

330 Roosevelt Way
San Francisco, California
Block 2607
Lot 044

407 Harrison Street, #2, San Francisco, CA 94110 office 415.920.1839 fax 415.920.1840 www.ya-studio.com

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
449 Roosevelt Way		2618/076	
Case No.	Permit No.	Plans Dated	
2014.0559E	201311051099	3/10/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. ALL WORK AT 3RD & 4TH FLOOR. 3RD FL; CONSTRUCT (N) INTERIOR STAIRS TO 4TH FL. 4TH FL; CONSTRUCT ADDITION TO PENTHOUSE TO INCLUSE 2 BEDRMS, 1 BATH, FAMILY ROOM, ROOF DECK.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: per PTR form dated 4/21/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen a. H 5/2/2014
	Project Approval Action: Select One Bldg. permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	4/21/2014

PROJECT INFORMATION:

Planner:	Address:	
Gretchen Hilyard	445-449 Roosevelt Way	
Block/Lot:	Cross Streets:	
2618/076	Loma Vista Terrace & Lower Terrace	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0559E

PURPOSE OF REVIEW:	**PROJECT DESCRIPTION:**
● CEQA ○ Article 10/11 ○ Preliminary/PIC	● Alteration ○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	undated, received 3/10/14

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?
☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Johanna Street (dated February 2, 2014).

Proposed project is a vertical addition and facade alterations.

PRESERVATION TEAM REVIEW:

Historic Resource Present ○ Yes ● No * ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

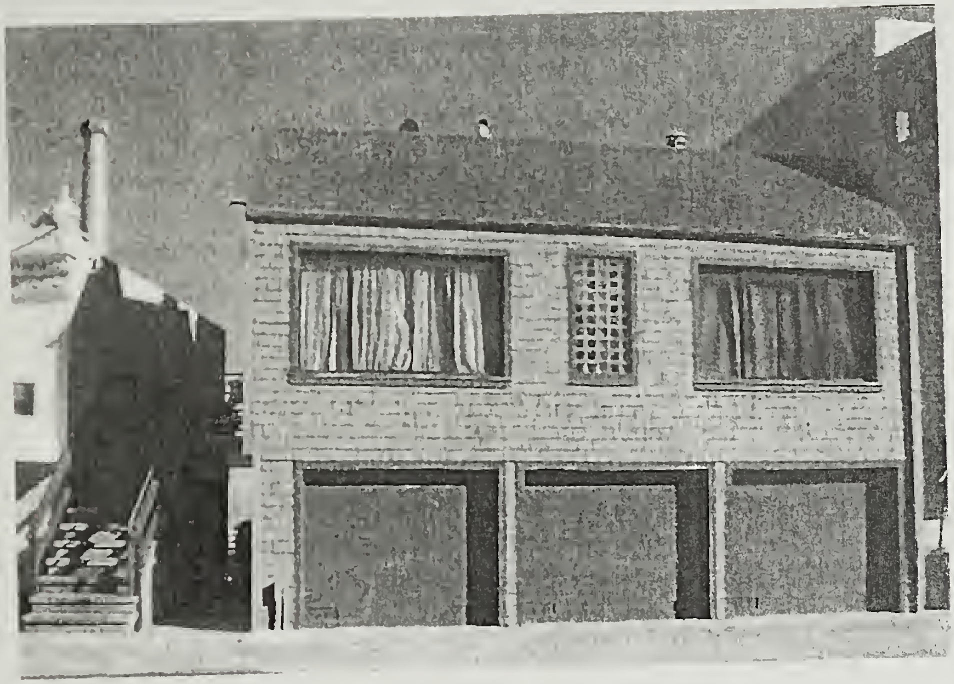
According to the Supplemental Information Form for Historic Resource Determination prepared by Johanna Street (dated February 2, 2014) and information found in the Planning Department files, the subject property at 445-449 Roosevelt Way contains a 3-story-over-garage; wood frame multi-family residence constructed in 1953 in a hybrid Minimal Tradition and Mid-Century Modern architectural style. The architect's name on the original permit is unclear, but appears to read as Baumann—presumed to be Herman C. Baumann, a master architect identified in the San Francisco Modern Architecture and Landscape Design Historic Context Statement who is most commonly associated with Art Deco and Streamline Moderne style buildings. Known alterations to the property include: window and door replacement (1960, 1976), dry rot repair (1977), replacement of the existing deck (1982, 1989, 2012).

The subject building is a non-descript example of a Minimal Traditional multi-family property with Mid-Century Modern style influences. Although Herman C. Bauman is considered to be a master architect, this building does not exemplify the design styles and themes for which he is known. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Upper Market neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-2-2014



445-449 Roosevelt Street looking east. Image courtesy of Johanna Street, 2014.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1235 Sanchez St		6549/024A	
Case No.	Permit No.	Plans Dated	
3 2014.05[illegible]3E		1/6/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval.			
Horizontal expansion of existing third floor. Add penthouse and roof deck above third floor.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jeanie Poling 4/8/14	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☒	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 4/28/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Allison Vand

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Allison Vanderslice	**Signature or Stamp:** Allison Vand 5/6/2014
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	4/28/2014	**Date of Form Completion**	4/28/2014

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	1235 Sanchez Street	
Block/Lot:	Cross Streets:	
6549/024A	25th and Clipper Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2014.0533E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 01/06/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

The proposed project consists of a vertical addition consisting of expansion of the third level and addition of a partial fourth level, addition and expansion of roof decks, alterations to the primary entrance, and an extensive interior remodel. A Supplemental Information for Historic Resource Evaluation (Supplemental) form prepared by Patrick Perez (dated 01/31/2014) for 1235 Sanchez Street was submitted to aid this review.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Based on the Supplemental form completed for the subject property and additional research by Department staff, the subject property at 1235 Sanchez Street is not an historical resource under CEQA.

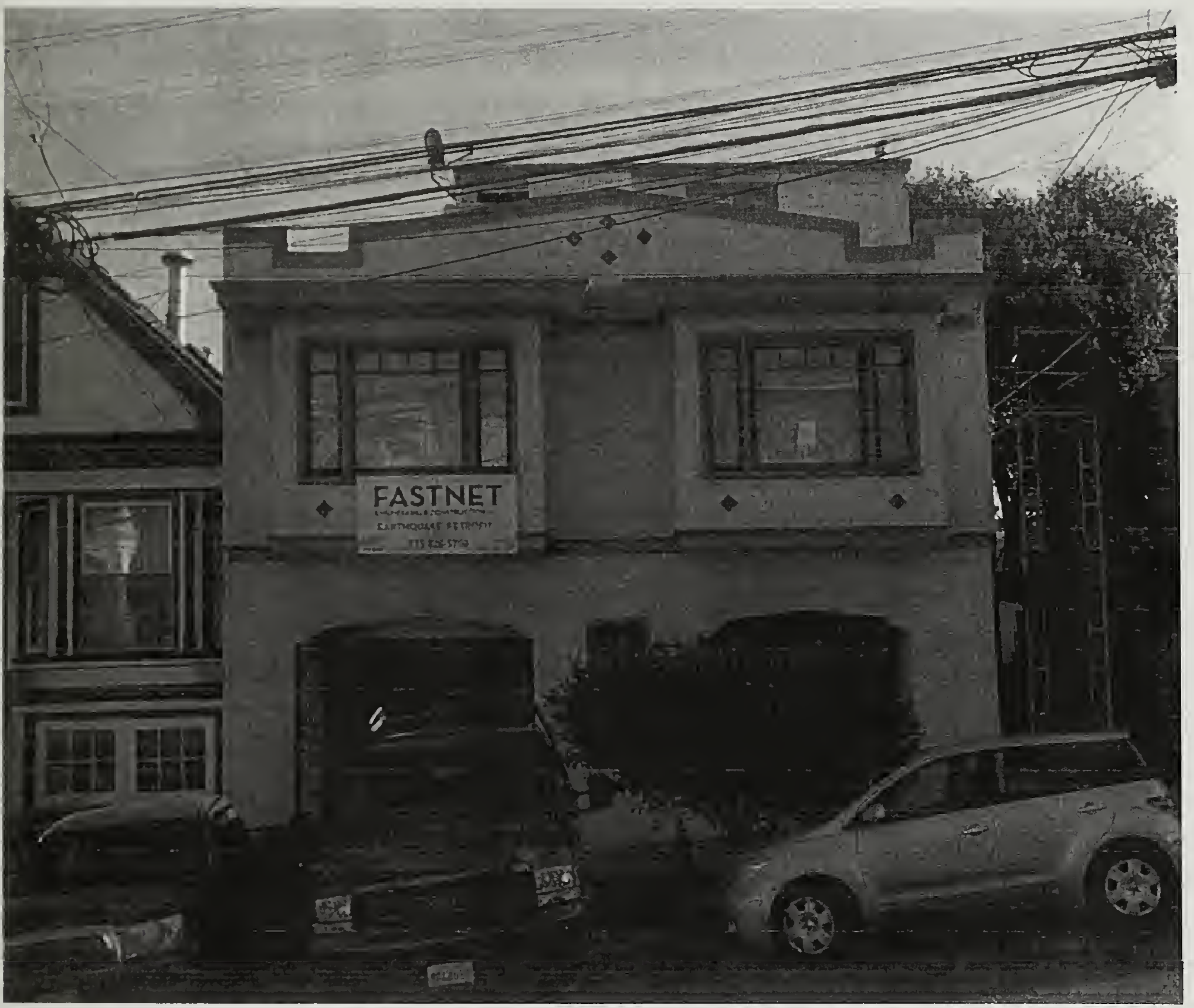
Constructed in 1922, the building was built after the initial development of the Noe Valley neighborhood and the immediate area in the late nineteenth century. The subject building does not appear to be associated with any significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the Supplemental form prepared for the subject property, no significant persons are associated with the property. Therefore, the subject property is not significant under Criterion 2.

The subject building is an one-story-over-garage, stucco-clad, single-family residential building with a penthouse addition. The subject building is a typical but not distinguished example of a vernacular Mediterranean Revival-style building that was a common style for infill development in the Noe Valley neighborhood during this period. As this building type is common and the subject building is not an unique or exceptional example, the subject building is not individually eligible as a significant example of a type or style. Based on the Supplemental form, the architect for the building was not identified. Based on permit records, local builder Arthur H. Klahm built the the subject property. A review of Department records did not indicate that Klahm was a master builder. The building does not appear to be the work of a master. Therefore, the subject property is not significant under Criterion 3.

The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

The subject property does not appear to be within an identified or eligible historic district as the subject block faces of Sanchez Street and the surrounding blocks contain a variety of residential building styles dating from the late nineteenth century to the 2000s.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-2-2014


FASTNET
EARTHQUAKE RETROFIT

designpad patrick perez architect
5429 telegraph ave. oakland ca 94609
ph: 415.370.7269 f: 415.592.1598
e: patrick@designpad.net
www.designpad.net

Stanford Residence

1235 Sanchez St. San Francisco

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
807 Bosworth St.		6758/032	
Case No.	Permit No.	Plans Dated	
2014.0574E		4/3/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Add a second dwelling unit at the front of the lot.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☐	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☑	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling No archeological effects.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all **that apply** to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations** to publicly accessible spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: per Supplemental information form prepared by 450 Architects, Inc dated 9/19/2013. Lack of integrity.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. GO TO STEP 6.
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (*optional*):

5/8/14

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	Signature or Stamp: 5/8/14
Project Approval Action: Select One Planning Commission Motion *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

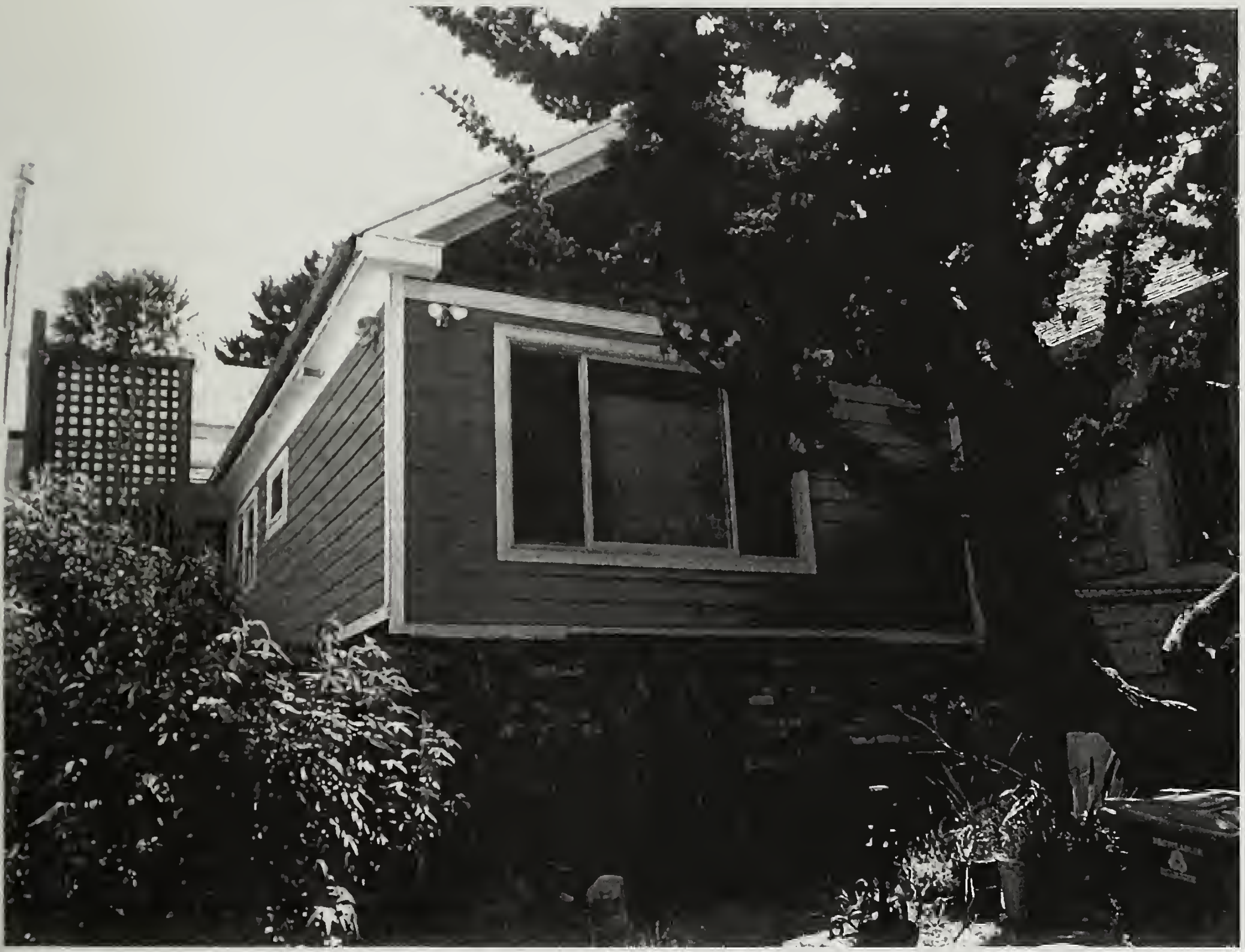
Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**



SUBJECT PROPERTY: 807 BOSWORTH
FRONT FACADE FROM FRONT YARD

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT
MAY 12 2014
SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
4028 25th St.		6537/011	
Case No.	Permit No.	Plans Dated	
2014.0570E		2/20/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Add third story and basement with garage to single-family home. Horizontal addition in rear, new facade.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☒	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Waiting for archeo clearance.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:

☑ 9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: ________________ *(attach HRER)*

b. Other *(specify)*: HRE prepared by Tim Kelley Consulting, dated December 2013. Lack of integrity.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. GO TO STEP 6.

☑ **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (*optional*):

5/8/13

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: gretchen A. Hilyard	**Signature or Stamp:** 5/8/13
Project Approval Action: Select One Planning Commission motion *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

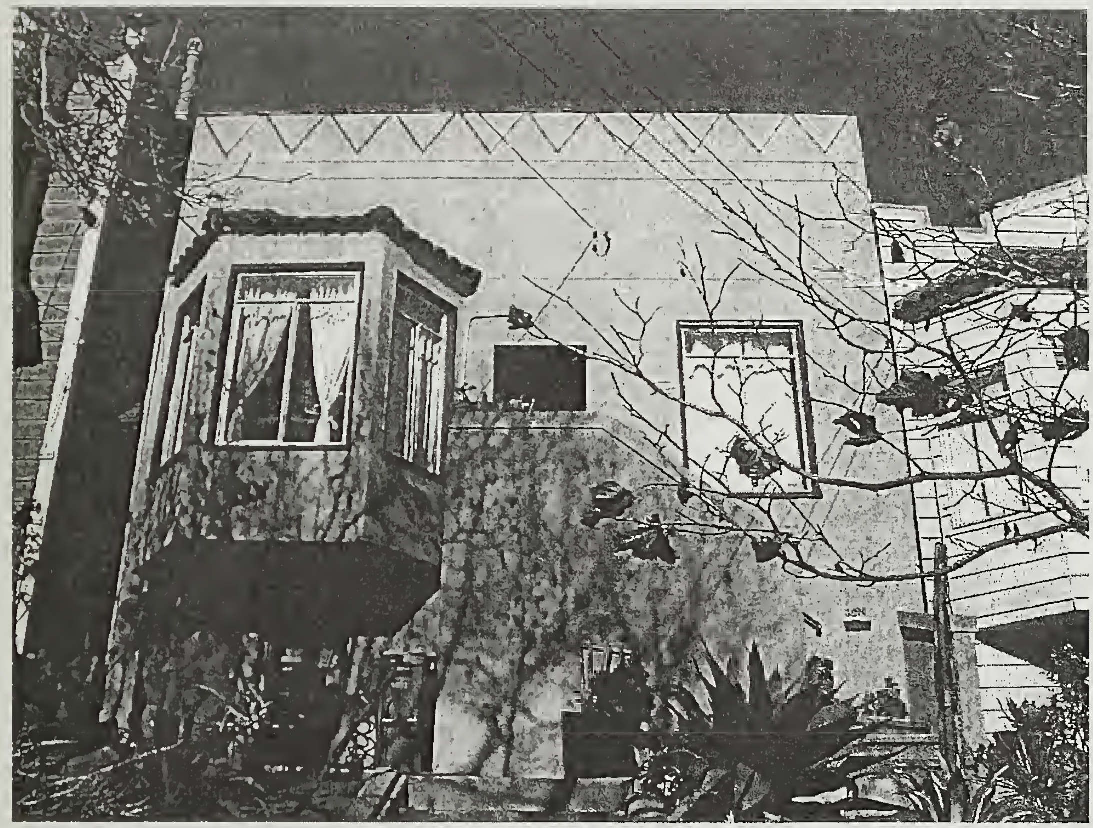
Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

PART I HISTORICAL RESOURCE

4028 25TH STREET
SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC
HISTORICAL RESOURCES
2912 DIAMOND STREET #330
SAN FRANCISCO, CA 94131
415.337-5824
TIM@TIMKELLEYCONSULTING.COM

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT
MAY - 8 2014
SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
111 Montcalm St.		5536/002	
Case No.	Permit No.	Plans Dated	
2014.0551E		9/24/2013	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Add garage and third story; relocate stairs; add three deck areas.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling [illegible]	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*:

Note: **If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.**

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☐	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name:	**Signature or Stamp:**
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	4/30/2014	**Date of Form Completion**	5/5/2014

PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	111 Montcalm	
Block/Lot:	Cross Streets:	
5536/002	Mullen and Macedonia	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014.0551E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	9/24/2013

PROJECT ISSUES:

- ☐ Is the subject Property an eligible historic resource?
- ☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by the applicant.

The proposal is to fully remodel the existing single-family residence, add a third story addition and a roof deck, and fully redesign the primary facade.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
111 Montcalm Street was constructed in 1958 by builder George H. Shipsey of the T&H Investment Company. The first owners of the property were Jesse and Maria Dolores Tabarez. Jesse Tabarez had lived nearby at 363 Mullen with his family before purchasing the property and worked as an inspector for the Souther Pacific Railway. The Tabarez family has resided at the property until it's recent sale in 2012, following Mr. Tabarez's death. Little is known about Shipsey and the T & H Investment Company, and no other works by the builder have been identified. The subject property is a two-story, wood frame, residential building located on the south side of Montcalm Street in the Bernal Heights neighborhood. The "Contractor-Modern" style building features a flat roof and is clad in vertical wood siding with stucco accents, including a mid-century modern style window surround at the west side of the second level. The main entrance is set back within a deep entry vestibule on the west side of the facade, enclosed by a metal gate. To the east at the ground level is a rolling wood garage door. Two three-pane aluminum sash windows are located at the second story. The building retains a moderate degree of integrity as few alterations have taken place, including a side deck addition in 1984, window replacements in 2005 and a non-contextual garage door. Based on historic research provided by the applicant and preservation planning staff, 111 Montcalm Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). The property is not associated with any historic trends or events in the area or at the subject property; the owners and occupants do not appear to have been significant to our local, regional or national past; and the subject property is not the work of a master architect or builder, nor does its architecture possess high artistic value. The immediate neighborhood is residential and eclectic in style. Construction dates range from 1900 to 2007 in the immediate area, while the subject block was built out between 1958 and 1969. The adjacent property to the east is stylistically similar, as is much of the vicinity, which was built out in the "Contractor Modern" style en masse in the decades following the Second World War, although the neighborhood lacks the cohesive character and artistic value to constitute an historic district. Overall, 111 Montcalm does not appear to be within a potential historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-2-2014

Peralta Ave
Mullen
York St
Holladay Av
ve

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2861-2865 San Bruno Ave.		5457/022	
Case No.	Permit No.	Plans Dated	
2014.0377E		2/19/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)

Project description for Planning Department approval.

Relocate two existing dwelling unit from the second story to a new 3rd and 4th floor addition. Convert office use to second floor.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling [illegible]

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*:
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<table>
<tr><td>☐</td><td colspan="2">Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:
☐ Step 2 – CEQA Impacts
☐ Step 5 – Advanced Historical Review
STOP! Must file an <i>Environmental Evaluation Application.</i></td></tr>
<tr><td rowspan="4">☐</td><td colspan="2">No further environmental review is required. The project is categorically exempt under CEQA.</td></tr>
<tr><td>Planner Name:</td><td rowspan="2">Signature or Stamp:</td></tr>
<tr><td>Project Approval Action:
Select One
*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</td></tr>
<tr><td colspan="2">Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.
In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</td></tr>
</table>

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	4/25/2014	**Date of Form Completion**	4/25/2014

PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	2861 - 2865 San Bruno Avenue	
Block/Lot:	Cross Streets:	
5457/022		
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014. 0377E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	1/06/2014

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation prepared by Ver Planck Historic Preservation Consulting, February 2014.

The proposal is to construct a two-story addition above the existing mixed-use building, including a complete facade redesign.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

2861 - 2865 San Bruno Avenue was constructed in 1950 by builder Fred Ambrosio for owner Annie Stagnaro. Stagnaro was the widow of gardener Louis Stagnaro and mother of Louis, Jr., and Harry Stagnaro. She resided at the property until her death in 1964. The second unit of the building was leased to a wide spectrum of residents who worked in the neighborhood, none of whom appear to be of historic significance. Little is known about Ambrosio who lived in San Mateo. No other works by the builder have been identified.

The subject property is a two-story, wood frame, mixed-use building located on the east side of San Bruno Avenue in the Portola neighborhood. A commercial unit is located at the ground floor with two residential flats above. The building features a flat roof and is clad in stucco with mosaic tiles at the ground floor. The main entrance to the upper flats is a tunnel entrance located at the north facade with a metal gate. Aluminum sash windows are located at both floors, with four large vertical panes at the store front. the upper floor features two structural bays, one which is set back, providing a small deck with a metal railing. The building retains high integrity as few alterations have taken place, aside from the truncating of the lot at the rear for the construction of the adjacent freeway.

Based on historic research provided by the applicant and preservation planning staff, 22861 - 2865 San Bruno Avenue does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). The property is not associated with any historic trends or events in the area or at the subject property; the owners and occupants do not appear to have been significant to our local, regional or national past; and the subject property is not the work of a master architect or builder, nor does its architecture possess high artistic value.

The immediate neighborhood is mixed- use with a great deal of ground-floor retail and residential above. The typical height in the area is two-stories and the subject block was built out between the 1920s and 1960s, save for a pre-earthquake residence on the west side of San Bruno Avenue. While much of the subject block is similar in simple, vernacular style and massing, 2861 - 2865 San Bruno Avenue does not appear to be within a potential historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-2-2014

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
751 Duncan St		6605/027
Case No.	Permit No.	Plans Dated
2014.680E		2/10/2014
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Bay window replacement with rectangular bay windows, replace other bay window with french slider & lower roof line.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Per GIS database & Department's thresholds, the scope of work does not trigger additional CEQA review, except for historic.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations** to publicly accessible spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

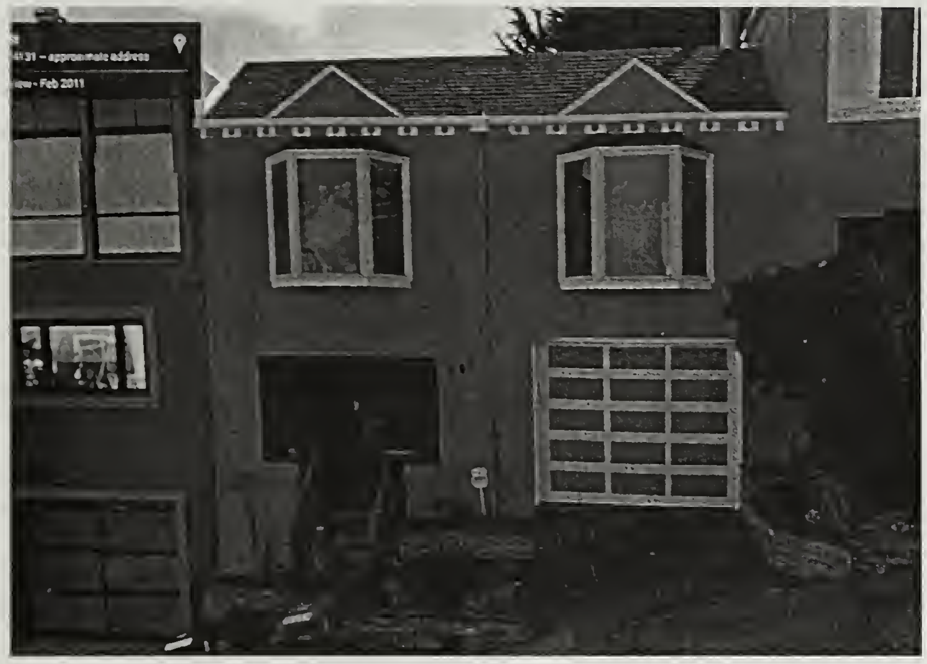
☐	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties* *(specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Reclassified due to lack of integrity as result of baywindow alterations in 1999.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*): 5/9/14	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an** ***Environmental Evaluation Application.***	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen Hilyard	**Signature or Stamp:**
	Date: 5/9/14	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.	


31 – approximate address
ew - Feb 2011

View of 751 Duncan Street looking south. Photo courtesy of Google Street View, 2014.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
60 Allston Way		2981/025	
Case No.	Permit No.	Plans Dated	
2014.0550E		3/18/ 2013	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. REMODEL EXISTING WOOD FRAMED STUCCO FINISHED SINGLE FAMILY RESIDT. PROVIDE NEW CONCRETE FOUNDATION, RAISE EXISTING WOOD FRAMED BLDG APPROX 3' EXCAVATE CRAWL SPACE TO PROVIDE CONDITIONED HABITABLE SPACE, ADD EXTERIOR WINDOWS AND DOORS, REAR EXTERIOR STAIR, RECONFIGURE FRONT ENTRY STAIR & ADD TOWER ELEMENT.			

2/14

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*):

Jeanie Poling 4/7/14

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 5/7/2014 *(attach HRER)* b. Other *(specify)*: .
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Allison V	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an** ***Environmental Evaluation Application.***	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Allison Vanderslice	Signature or Stamp: Allison V 5/12/2014
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Date	May 7, 2014
Case No.:	**2014.0550E**
Project Address:	**60 Allston Way**
Zoning:	RH-1(D) (Residential, House, One-Family, Detached) Zoning District 40-X Height and Bulk District
Block/Lot:	2981/025
Staff Contact:	Allison Vanderslice (Preservation Planner) (415) 575-9075 allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Built in 1924, the subject building at 60 Allston Way was constructed in the Merritt Terrace subdivision of the West of Twin Peaks neighborhood by real estate developer St. George Holden and designed by architect Charles Strothoff. 60 Allston Way is a freestanding, one-story-over-garage, single-family, wood-frame residence. This stucco-clad, barrel-front, restrained Mediterranean-Revival style residence is roughly rectangular in plan with side entry stairs and porch. All original fenestration has been replaced.

The subject property is located on an 3,088 square foot lot on the north side of Allston Way between Claremont Boulevard and Ulloa Street. A pedestrian alley runs along the west side of the subject property.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state, or national historical register, and has not been included in any qualified historic resource survey adopted by the City of San Francisco. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1924).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The subject building at 60 Allston Way was constructed in 1924 in a residential subdivision historically known as Merritt Terrace, originally subdivided by George N. Merritt in 1915. Today, this area is in the West of Twin Peaks neighborhood, situated to the south of Forest Hill, and is considered either part of West Portal or Forest Hill Extension. The immediate area along Allston Way consists mainly of detached one- and two-story single-family residences constructed between 1916 and 1928. The immediate subject block and block face contain a range of single-family residential buildings from one-story homes to more imposing two-story-over-garage single-family residences on fairly uniform lot sizes. The neighborhood contains a collection of free-standing residences in a mix styles, including Craftsman, Tudor, Classical Revival, English Cottage, and Mediterranean Revival architectural styles. The subject property is located within a network of curving streets that is typical of this area.

This land was originally owned by former San Francisco mayor, Adolph Sutro, and was part of Sutro's Forest. After Sutro's death and an arduous legal battle, the Residential Development Company (RDC) purchased the 12,000 acre property in 1912 and began construction of Forest Hill, St. Francis Wood, and Claremont Court, which includes the subject parcel. These neighborhoods were race-restricted residential parks for middle- and upper-income buyers. With the development of the West of Twin Peaks area, the RDC sought to attract residents interested in the new planned subdivisions that were under construction in the Peninsula and the East Bay. They planned the development to implement the ideas of the current City Beautiful planning movement, which called for the incorporation of the natural landscape into residential developments and helped to transition city planning trends from tightly packed rowhouses on rectangular blocks to single-family homes on large lots, with winding, tree-lined streets that respected the contours of the land.

In 1915 Merritt Terrace was subdivided by George N. Merritt, a prominent farmer of Woodland in Yolo County. Construction within the subdivision was sporadic and undertaken by multiple developers over the next decade. Portions of the subdivision were speculatively developed by Merritt and his agent St. George Holden during the late 1910s and early 1920s with residences designed by several architects, including Charles Strothoff and Walter Falch. Undeveloped lots were sold to other local developers, such Emel Nelson and James Arnott and Son, or to individuals. Unlike adjacent planned residential park developments, the development of Merritt Terrace was handled by several firms and architects. Consequently, it lacks the cohesion of several of the surrounding neighborhoods.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources (California Register) or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the California Register significance criteria, Department staff finds that the subject property at 60 Allston Way is not individually eligible for inclusion in the California Register nor is it eligible as a contributing resource to an identified or eligible historic district. A Historic Resource Evaluation (HRE) report prepared by William Kostura (dated 02/2014) for 60 Allston Way was submitted by the project sponsor to aid this review.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ N Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: n/a ☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information submitted in HRE report and Department records, 60 Allston Way is not eligible for inclusion in the California Register under Criterion 1 (Events). The subject property was constructed in the mid-1920s, almost a decade after the initial subdivision of Merritt Terrace and the neighborhood generally. Furthermore, Merritt Terrace is one of several subdivisions associated with the opening of the West Portal of the Twin Peaks Tunnel and is associated with the general expansion of residential development on the property formally owned by Adolph Sutro. This neighborhood is part of the general westward expansion of San Francisco's residential neighborhoods along transit corridors and does not rise to the level of an event that has made a significant contribution to local history either individually or as part of a district.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information submitted in HRE report for the subject property, Merritt sold this lot to his sales agent, St. George Holden in April 1924. Holden constructed the subject property and sold it Edmund C. and Irene M. Fey in September 1924. Fey worked with his father's company manufacturing vending machines. The subject property was used at times by Fey and by later owners as a rental property. In 1968 the subject property was purchased by distinguished medical researcher Dr. Selna Kaplan, the director of UCSF's pediatric endocrine research laboratory. However, the subject property is not associated with Kaplan's contributions to her field and is not significant based on this association. Therefore, 60 Allston Way is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the HRE report for the subject property, Planning Department records, and research by Department staff, 60 Allston Way is not individually eligible for listing in the California Register under Criterion 3 (Architecture) nor is it eligible for inclusion in the California Register as a contributing resource to an identified or eligible historic district.

60 Allston Way is a one-story-over-garage, barrel-front, stucco-clad, wood-frame, single-family residence constructed in the Mediterranean Revival architectural style. The subject building is a typical and not distinguished example a barrel-front, restrained Mediterranean-Revival style residence built throughout San Francisco during this period and is not a significant example of a type or style.

The developer of the property was Merritt's local sales agent, St. George Holden, and the subject property was designed by local architect Charles Strothoff. Strothoff worked for various developers designing speculative homes in San Francisco's residence parks. As discussed in more detail in the HRE report for the subject property, more significant examples of his work can be found with Westwood Highlands and designs for individual homeowners.

60 Allston Way is located within a subdivision historically known as Merritt Terrace. Unlikely the surrounding residential parks, which feature a distinctive plan and cohesive styles, this neighborhood contains a variety styles and is the product of several waves of development by different developers. Therefore, the subject block does not appear to contribute to a potential historic district and the subject property does not contribute to a potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

The subject building at 60 Allston Way is not significant under Criterion 4 (Information Potential), since this significance criterion typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of *a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks
Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Since 60 Allston Way was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character-Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 60 Allston Way was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

- ☐ Historical Resource Present
  - ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-Contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________

Tina Tam, *Senior Preservation Planner*

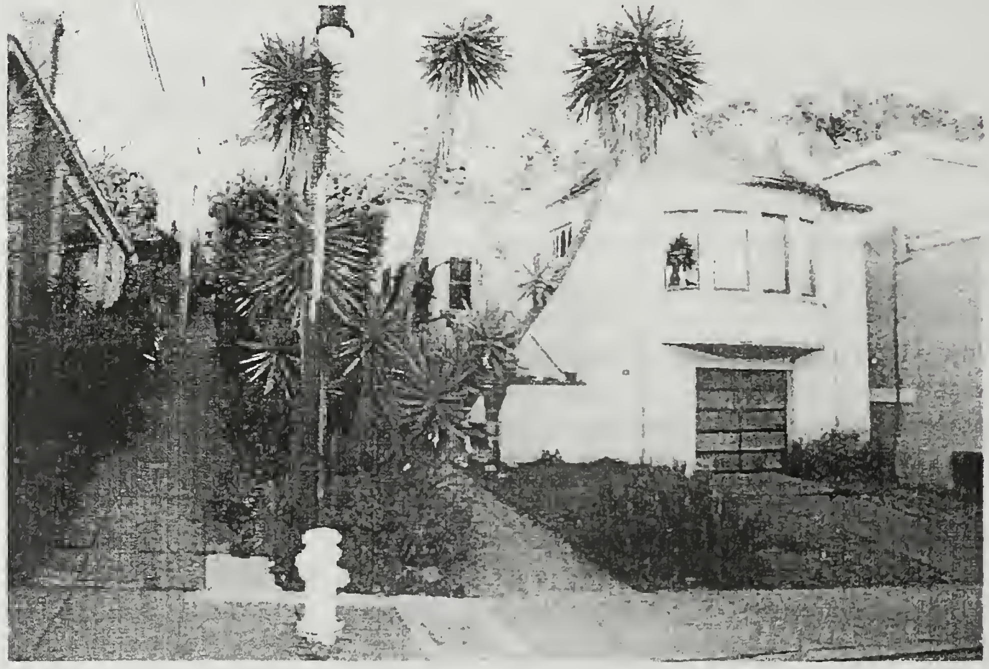
Date: 5-9-2014

cc: Virnaliza Byrd

IMAGE

William Kostura, historical evaluation of 60 Allston Way

Photographs of 60 Allston Way



View of the house looking north, with pedestrian alley at left

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
300 Wawona St.		2482/025	
Case No.	Permit No.	Plans Dated	
2014.0026E	201306210174	6/21/13, 4/30/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Interior remodel and one-story addition to existing one-story single-family home.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☒	Category A: Known Historical Resource. GO TO STEP 5. Per PTR form dated 5/8/2014
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☒	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*: Per PTR form 5/6/2014
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Allison V

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Allison Vanderslice	Signature or Stamp: Allison V 5/12/2014
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	5/8/2014	**Date of Form Completion**	5/8/2014

PROJECT INFORMATION:

Planner:	Address:	
Allison Vanderslice	300 Wawona Street	
Block/Lot:	Cross Streets:	
2482/025	14th and 15th Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2014.0026E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/30/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☒ If so, are the proposed changes a significant impact?

Additional Notes:

The proposed project is a rear vertical addition and a small rear horizontal addition to a single-story, single-family residence. A Supplemental Information for Historic Resource Determination (Supplemental) form dated 1/2/2014 and a memo by Page & Turnbull (P& T) dated 3/18/2014 was provided by the project sponsor to aid this review.

PRESERVATION TEAM REVIEW:

Historic Resource Present	● Yes	○ No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	● Yes	○ No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:	1916-1928	
			● Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	● Yes	○ No	○ N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

300 Wawona Street is a single-family residence constructed in 1920 at the corner of Wawona Street and 14th Avenue in the West Portal neighborhood of the West of Twin Peaks area. The subject property is a contributor to an eligible historic district and the proposed project meets the Secretary's Standards.

A Historic Resource Evaluation Response for 76 Madrone Avenue (Case # 2012.0997E) dated January 29, 2013 previously determined this area to be an eligible historical district. This eligible historic district is significant under Criterion 3 as an early example of a middle-class residential park community in San Francisco designed by master builder Fernando Nelson. The memo by P&T revisited the district boundaries and determined that the subject property contributed to the eligible district.

Based on a review of the Supplemental form, the P&T memo, and additional research by Department staff, the subject property is not individually eligible. Constructed in the early 1920s, the subject property was not one of the early properties in the West Portal neighborhood and is not significant under Criterion 1. The subject building is not eligible Criterion 2, as the research shows that the building is not associated with any identified significant individuals. The subject building does not appear to be eligible individually under Criterion 3. This residence was constructed by local and prolific builder, Fernando Nelson, but is not individually significant as an example of Nelson's work. The building is not a significant example of a style, type, or period. The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

The proposed project will continue the use of the property as a single-family residence and will not change any of the building's distinctive materials, features, spaces, or spatial relationships. The centered vertical addition is distinguishable from but compatible with the existing style, materials, and finishes of the existing building. The rear horizontal addition is setback from the street, retains the character-defining features of the building, and is cohesive with the existing building. The proposed project includes minimal changes to the primary facade. Therefore, the project meets Standards 1, 2, 3, 5, 6, 9 and 10; Standards 4, 7 and 8 don't apply.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-9-2014

IMAGE

Source: Google, 2011

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2855 Filbert St.		0948/029	
Case No.	Permit No.	Plans Dated	
2014.0086E		1/14/2014	
☑ Addition/ Alteration	☑ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demo. of 3,445 sf single-family dwelling unit and construction of new 6238 sf single-family dwelling. No archeo effects.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☑	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling <20% slope. No archeo effects.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 5/7/2014 *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. GO TO STEP 6.
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (*optional*):

Preservation Planner Signature: Jonathan G. Lam

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☒ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Jonathan Lammers	Signature or Stamp: Jonathan G. Lam 5/13/14
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date May 7, 2014
Case No.: **2014.0086E**
Project Address: **2855 Filbert Street**
Zoning: RH-1 (Residential-House, One Family-Detached)
40-X Height and Bulk District
Block/Lot: 0948/029
Date of Review: May 7, 2014 (Part I)
Staff Contact: Jonathan Lammers (Preservation Planner)
(415) 575-9093
jonathan.lammers@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 2855 Filbert Street, is located on the south side of Filbert Street between Lyon Street and Baker Street in the Cow Hollow neighborhood. The subject lot is rectangular in shape and measures 25 feet wide and 124.917 feet deep. The property is located within an RH-1 (Residential-House, One Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a two-story-over-raised-basement, wood frame, single-family residence constructed in 1968. It is designed in the "Mansard" style. The building is rectangular in plan, clad with wood shingles, and capped by a flat roof with a mansard parapet. It abuts the neighboring building to the west, but is otherwise freestanding.

The primary facade faces north onto Filbert Street and is set back from the sidewalk. The ground-floor level is clad with stucco and features a paved walkway to the east and a paved driveway to the west. Both driveway and walkway are flanked by low planters. The walkway leads to an entry vestibule screened by an ornamental metal security gate. Recessed within the vestibule, the primary entry consists of a paneled wood door with a fixed sidelight and transom.

The upper floors feature a symmetrical composition with two aluminum-frame sliding glass doors with balconettes on each level. The balconettes feature concrete pads and metal railings. The area above each sliding glass door is clad with stucco. The façade terminates in a projecting mansard roofline with rectangular cutouts to accommodate the sliding glass doors at the top floor. The visible portion of the east façade is clad with wood shingles and is not fenestrated.

Known alterations are few and include replacement of windows on the south elevation and the installation of a new fireplace (1978). The building was also re-roofed in 2003.

Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

2855 Filbert Street is shown on the San Francisco Neighborhood Groups Map as being located in the Marina neighborhood. The immediate area, though, is more commonly known as Cow Hollow. Located north of Pacific Heights, the boundaries of Cow Hollow are not exact, but generally encompass the area between Lombard Street on the north, Union Street on the south, Van Ness Avenue on the east, and Lyon Street on the west. The area surrounding the subject property is exclusively residential and primarily characterized by two-story-over raised basement single-family dwellings, although several flats and two apartment buildings are located at the east end of the block. Construction dates for buildings located on the subject block range from circa 1905 to 1973, although most were built between 1910 and 1926. This is reflected in the architecture of the building stock, which includes examples of buildings designed in the Shingle (or First Bay Region), Craftsman, Classical Revival, and Mediterranean Revival styles, as well as vernacular designs.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: n/a	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: n/a ☐ Contributor ☐ Non-Contributor

Based on the information provided in a historical resource evaluation report prepared by Carey & Co., Inc., (dated April 4, 2013), information found in the Planning Department files, and research conducted on the Cow Hollow neighborhood, Preservation staff find that the subject building is not eligible for listing in the California Register of Historical Resources.

Criterion 1: **It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**
The street grid for the Cow Hollow area was first platted during the 1850s as a result of the Van Ness Ordinance, which created a large addition to the city boundaries known as the "Western Addition." This legislation also reserved several squares for public use, including Alta Plaza, Lafayette Park, Lobos Square and Hamilton Square. During this period, the primary route to the Cow Hollow area was provided by the Presidio Road, developed by the military during the 1840s with an alignment roughly following today's Filbert and Greenwich streets.

From the 1850s through the 1870s the area remained far removed from the more populous areas of the city and was used primarily for agriculture. The 1869 U. S. Coastal Survey map of San Francisco shows that the Presidio Road remained the primary transportation route to the area, although a trail had also been developed running south from the Presidio Road to access a small cluster of houses located near Baker and Vallejo Street. Another path followed the alignment of Lyon Street south to Union Street before looping into the Presidio. Within the greater Cow Hollow area, only a few dozen buildings are shown, most of which were located in proximity to the Presidio Road. These include a small cluster of buildings located at "Harbor View," a bath house and recreational resort opened in the 1860s in what is today the Marina neighborhood.

The primary catalyst for sustained development of the Cow Hollow area was the introduction of street railroads, which dramatically reduced travel times to and from downtown San Francisco. The principal line serving Cow Hollow was the Presidio & Ferries Railroad, which opened in 1880. This was a multi-modal line which included a cable car running out Union Street to Steiner. There, it connected to a steam-powered train which ran west on Scott before turning north to Greenwich and then west into the Presidio. The line was converted to electric streetcars following the 1906 Earthquake.

Sanborn maps from 1893 indicate that much of the neighborhood west of Steiner remained unimproved, with few blocks more than five or ten percent developed. By contrast, the blocks east of Steiner were thickly built up, largely with single-family dwellings. Pockets of more concentrated development also existed along the northern edge of the neighborhood, including semi-contiguous rows of single-family dwellings located along Greenwich Street. These likely represented working-class dwellings associated with a number of industrial facilities which had been established in proximity to San Francisco Bay, including breweries, a distillery, a lumber yard and planing mill, and various other works. At least one large plant nursery also remained in the area. Overall, relatively few pre-1895 buildings survive in Cow Hollow. They include wood-frame vernacular dwellings, as well as scattered examples of Italianate, Stick-Eastlake, Queen Anne, Shingle (or First Bay Region) and Colonial Revival style residences.

By 1905, the eastern portions of the neighborhood had experienced considerable construction activity, particularly along Greenwich, Union, Filbert and Green streets. Development in the western portion of Cow Hollow, though, remained relatively restrained. The neighborhood largely escaped damage during the 1906 Earthquake and Fire, and after the disaster a brief period of punctuated infill occurred as displaced residents relocated to the area. More numerous, however, are buildings constructed during the 1910s. These are almost certainly associated with the development of the Panama Pacific International Exhibition (PPIE), opened in 1915 in what is today the Marina District. Construction for the PPIE began in 1912, and included widespread filling of the tidal marshlands, as well as the removal of nearly all buildings north of Chestnut Street. This period also appears to be associated with a fair amount of redevelopment, as older buildings—particularly small working-class housing in the lower portions of Cow Hollow—was demolished for the construction of new dwellings designed for the middle class.

Generally speaking, development between 1906 and the late 1910s was characterized by the construction of wood-frame single-family dwelling and flats, with most buildings two stories in height. The most common architectural influences during this period were elements of the Shingle, Colonial Revival and Craftsman styles, although buildings constructed with Classical Revival and Mission Revival style influences were not uncommon. Cow Hollow experienced another significant period of growth during the 1920s, as San Francisco and the rest of the United States participated in a sustained building boom. This period also coincided with the build out of large portions of the Marina neighborhood, with Mediterranean Revival style designs becoming dominant in both Cow Hollow and the Marina. This period also marks a distinct break in cladding materials, with stucco (versus wood) cladding becoming near universal. By the end of the 1920s, the neighborhood was largely built out.

Aside from various infill projects during the 1930s, the neighborhood remained largely unchanged until circa 1950, when areas along Lombard Street were increasingly redeveloped with commercial properties oriented toward automobile traffic. This was a direct result of Lombard Street serving as one of the primary access routes to the Golden Gate Bridge, which had been completed in 1936. Residential redevelopment also occurred in piecemeal fashion during the 1950s through the 1980s, although the essential character of the neighborhood continues to reflect its early 20th century (circa 1900 to 1930) build out.

The first Sanborn fire insurance maps showing the subject block were produced in 1893 and indicate that it then featured five wood-frame dwellings, as well as a several sheds and two stables. Both the northwest and southeast corners of the block remained undeveloped at this time. By 1905, two additional dwellings had been constructed, but small-scale agricultural activities continued to characterize the block. By contrast, the 1913 Sanborn map shows all of the sheds and stables removed, and a near continuous line of dwellings constructed between 1910 and 1914 located along Union Street. Most of these buildings were designed with Shingle (or First Bay Region) style influences. Only two dwelling are shown along the south side of Filbert: 2821 and 2821 ½ Filbert. The latter, today addressed as 2851 Filbert Street, was constructed in 1908 and remains extant at the rear of its lot directly east of the subject property.

Assessor's data indicates that much of the remainder of the block was developed between 1915 and 1922, largely with Craftsman and Mediterranean Revival style properties. During this same period, it appears that most, if not all, of the oldest properties on the block were removed for redevelopment. The northwest corner of the block, however, remained undeveloped through the 1960s. In 1965 the Alvin Corporation purchased the undeveloped land and subdivided it into seven parcels. The Alvin Corporation then engaged architects Hayes & Smith to design seven semi-identical residences on the property. Since that time there has only been one additional infill project on the block at 2710 Lyon Street, built in 1973.

Considered as a whole, 2855 Filbert Street does not appear to be associated with significant events such that it would be individually significant under the Criterion. The subject block face also does not appear significant under Criterion 1 as a potential historic district. While several of the buildings along the north side of the 2800 block of Filbert were constructed between 1908 and 1926, their construction does not demonstrate any specific or important aspect of the neighborhood's overall development.

It is therefore determined that 2855 Filbert Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1. However, this finding does not preclude the identification of other individual buildings or potential historic districts in the Cow Hollow area as significant under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.
The historic resource evaluation prepared by Carey & Co. does not explicitly identify the original property owner. Edward Arnold Stearns, president of the clothing design firm, Arnelle of California, was owner of the property in 1978. In 1993 the property was sold to Stanley and Kitty Lee (occupations not shown). In 2012 the property was sold to the current owners.

Research has not indicated that any of the persons named above appear to be important to local, state or national history. It is therefore determined that 325 Bowdoin Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
According to the historical resource evaluation prepared by Carey & Co., 2855 Filbert Street was constructed in 1968 by the Alvin Corporation as one of seven semi-identical dwelling spreading out from the northeast corner of Filbert and Lyon streets (2853-2855 Filbert Street; 2740-2746 Lyon Street). These buildings were all designed in what is known as the "Mansard" style, a reinterpretation of the Second Empire style that was widely popular during the 1960s and 1970s. At least two of these building appear to have been remodeled since their construction.

The designs for the building were prepared by the architectural firm, Hayes & Smith, active from 1960 to 1969. The firm's work was characterized by residential designs, frequently for institutional purposes. In 1964, the firm designed a dozen Second Bay Tradition style homes for the Galli Construction Company in Diamond Heights. These were followed by projects for homes in Forest Hills Heights (1965), designs for Rossmoor Leisure World in Walnut Creek (1969), and the Casa Nova Elderly Housing complex in Novato (1969). The latter was awarded the National Association of Home Builder's Journal of Homebuilding Award of Distinction.[1] The firm also frequently teamed with the noted landscape design firm Royston, Hanamato, Mayes & Beck. These included designs for the Galli Model Homes in Diamond Heights, Christ Episcopal Church in Sausalito (1967), and designs for the Livermore Housing Authority (1969). In 1970, Robert Wendall Hayes left the firm to form the planning services firm, Compla Corporation.

Based on a review of the building's architectural features, 2855 Filbert Street does not appear to be a distinctive or important example of either the Mansard style or of Hayes & Smith's body of work. As part of a grouping of residences all designed by Hayes & Smith, the building also does not appear to contribute to a potential historic district. This infill project by Hayes & Smith does not appear to have been noticed by any contemporary architectural publications, and Robert Hayes did not include the project in his listing of principal works for the American Institute of Architect's 1970 directory. Because of their relatively late construction date, the buildings also do not relate to the other properties on the subject block, most of which were constructed between 1910 and 1926.

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[1] "Hayes, Robert Wendall," *AIA Historical Directory of American Architects, Third edition, 1970,* (R. R. Bowkler, LLC), available from : http://public.aia.org/sites/hdoaa/wiki/Wiki%20Pages/1970%20American%20Architects%20Directory.aspX

It is therefore determined that 2855 Filbert Street is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district. However, this finding does not preclude the identification of other individual buildings or potential historic districts in the Cow Hollow area as significant under this Criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 2855 Filbert Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

2855 Filbert Street is not significant under any of the California Register criteria discussed above. Therefore, an analysis of integrity is not warranted.

Step C: Character Defining Features
If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

2855 Filbert Street is not significant under any of the California Register criteria discussed above. Therefore, a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

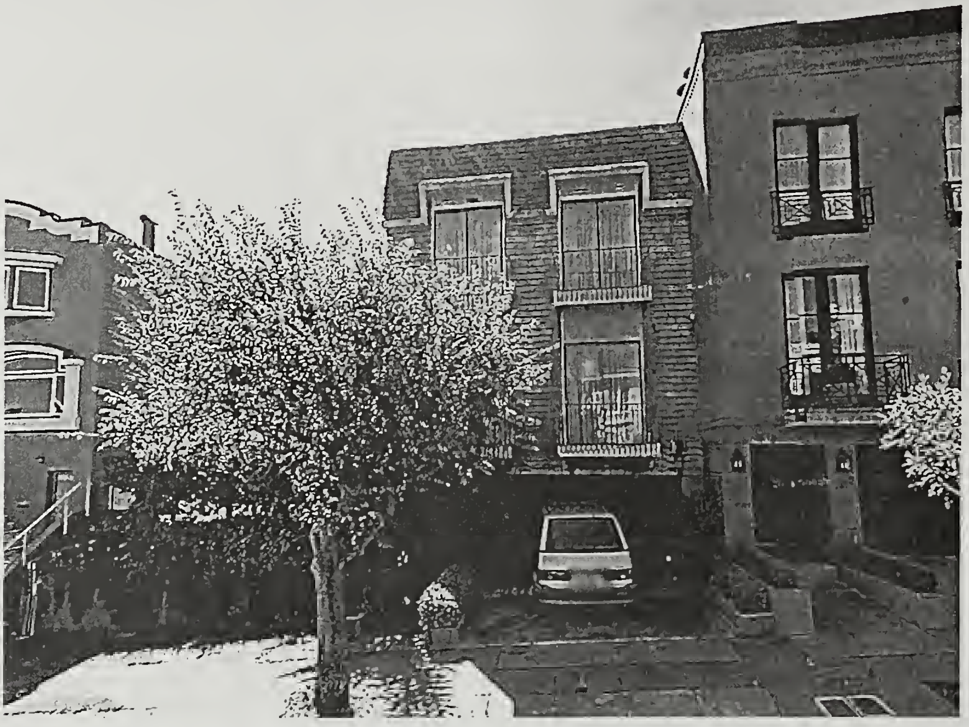
☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

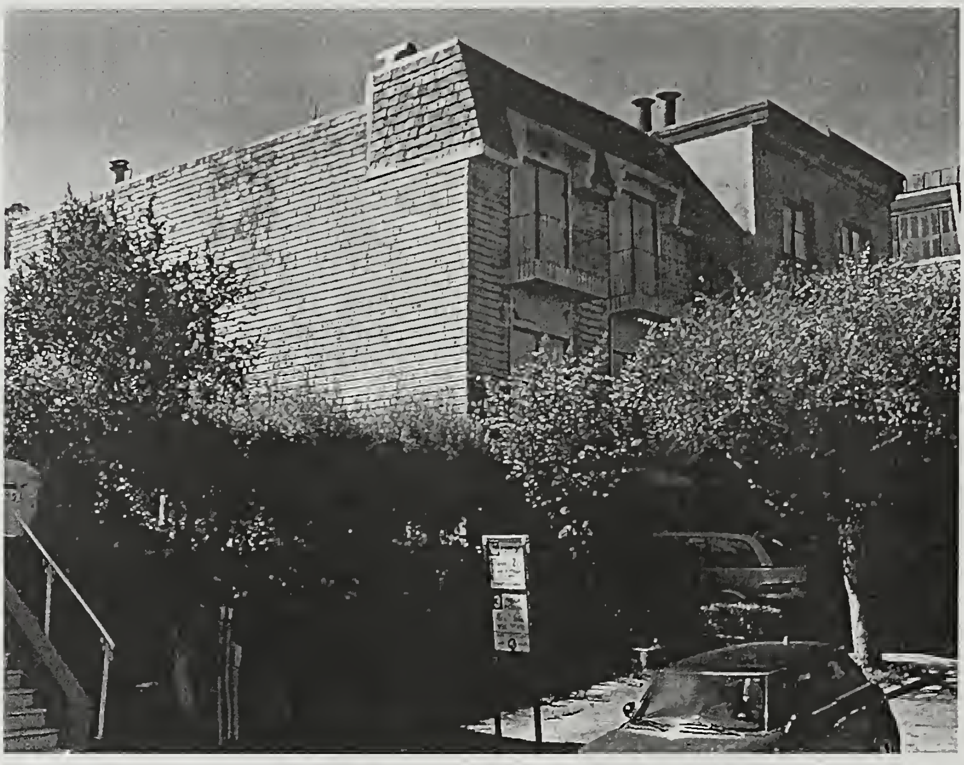
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tmaa Date: 5-9-2014
Tina Tam, *Senior Preservation Planner*

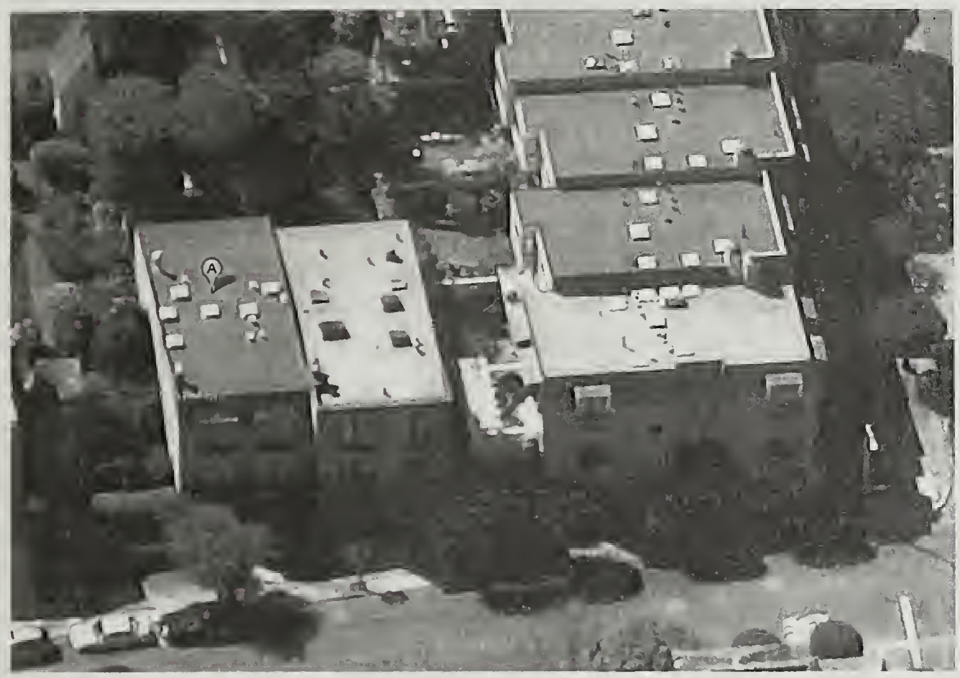
cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



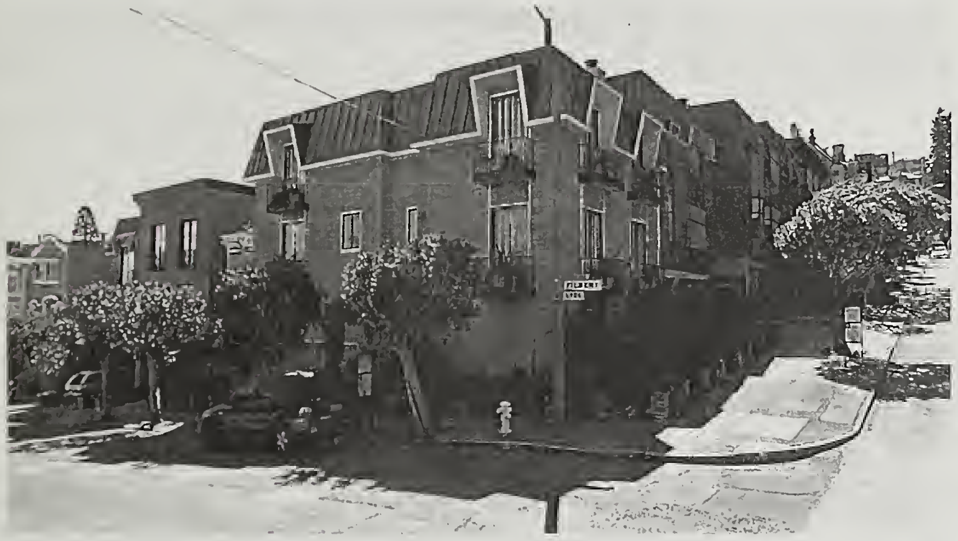
View south of the primary façade of 2855 Filbert Street (Google Maps)



View southwest to the primary and east façades of 2855 Filbert Street (Google Maps)



2855 Filbert Street satellite view (Google Maps)



Grouping of similar properties designed by architects Hayes & Smith at the southwest corner of Filbert and Lyon Streets. 2855 Filbert Street is barely visible at far left. (Google Maps)

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	**2013.0821E**
Project Address:	**726 El Camino del Mar**
Zoning:	RH-1(D) (Residential-House, One-Family Detached) 40-X Height and Bulk District
Block/Lot:	1307/001Q
Lot Size:	9,250 square feet
Project Sponsor:	John Dorr, Doma Architects – 415 453-8214
Staff Contact:	Heidi Kline, 415 575-9043, *Heidi.Kline@sfgov.org*

PROJECT DESCRIPTION:

4/14

The proposed project includes a 2,400-square-foot rear addition to an existing two-story over basement, 3,750-square-foot single-family residence. The resultant building with the proposed addition would total 6,150 square feet. The maximum height of the existing residence (25 feet as measured by the San Francisco Planning Code) would not change. The proposed two-story over basement addition would be constructed at the rear of the existing residence and would not exceed the 25-foot height of the existing structure. The project site is located on the north side of El Camino del Mar, midblock between Lake Street and 30th Avenue in the Seacliff neighborhood.

(continued on next page)

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines, Section 15332]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Sarah Jones

Sarah B. Jones
Environmental Review Officer

May 14, 2014
Date

cc: John Dorr, Doma Architects
Mark Farrell, Supervisor, District 2
Virna Byrd, MDF

GOVERNMENT
DOCUMENTS DEPT

MAY 24 2014

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PROJECT APPROVALS

Demolition/ Building Permit from the San Francisco Department of Building Inspection.

Approval Action: The proposed project is subject to notification under Section 311 of the Planning Code. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a demolition/building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

PROJECT DESCRIPTION (Continued):

The project site is a rectangular lot measuring approximately 50 feet wide by 185 deep. The project site slopes down from the front to rear at about a 15 percent grade change. The natural slope of the lot has previously been altered to create a flat building pad on the front half of the lot for the residence and then, three retaining walls have been constructed in the rear yard to create three terraces for outdoor activities. Approximately 55 cubic yards (cy) of soil would be excavated to construct the foundation for the new building addition and then, 40 cy of the excavated soil would be used along with new retaining walls to reconfigure the rear yard area. The remaining 15 cy of soil would be off-hauled from the site. The three existing concrete retaining walls would be replaced with a six-foot-high and a five-foot-high concrete retaining wall.

REMARKS

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption for projects characterized as in-fill development meeting the conditions described below:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with pertinent zoning designation and regulations.

> The project site is in a RH-1 (D) (Residential, House One-family Detached) zoning district. The San Francisco Planning Code (SF Planning Code) specifies that the RH-1 zoning designations are intended to "recognize, protect, conserve and enhance areas characterized by dwellings in the form of houses, usually with one, two or three units with separate entrances, and limited scale in terms of building width and height. Such areas tend to have similarity of building styles and predominantly contain large units suitable for family occupancy, considerable open space, and limited nonresidential uses. The RH Districts are composed of five separate classes of districts."
>
> One of those districts is the RH-1(D) Districts that is "characterized by lots of greater width and area than in other parts of the City, and by single-family houses with side yards. The structures are relatively large, but rarely exceed 35 feet in height. Ground level open space and landscaping at the front and rear are usually abundant. Much of the development has been in sizable tracts

with similarities of building style and narrow streets following the contours of hills. In some cases private covenants have controlled the nature of development and helped to maintain the street areas."

The proposed project would expand an existing single-family home in the RH-1(D) zoning district and would not change the density. The proposed addition would be the same height (25 feet) as the existing roof, within the maximum 30-foot height permitted in the RH-1(D) zoning district. The side yard setback for lots with a width of 50 or more in the RH-1(D) zoning district is a minimum of 5 feet on both sides. Although the western portion of the existing residence does not conform to the minimum 5-foot setback, the proposed rear addition would comply with the required 5-foot minimum side yard setback. The required rear yard setback in the RH-1(D) zoning district is 25 percent of the lot depth. The project site is approximately 185 feet in depth and therefore the required minimum rear yard setback is 46 feet. The proposed rear addition would be set back a minimum of 100 feet and would comply with the required rear yard setback. No change would be made to the existing front yard setback. Therefore, the proposed building height and setbacks would be consistent with the development standards in the RH-1(D) zoning district.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is 9,250 square feet, or 0.21 acres, which is within the maximum five-acre size permitted to be eligible for a Class 32 exemption, Section 15332 of the CEQA Guidelines. The project site is located within the Seacliff neighborhood in San Francisco, the second-most densely populated city in the United States[1]. The project site is located on the north side of El Camino del Mar and is surrounded on all four sides with existing single-family residences. Thus, the proposed project is properly characterized as being on a site of less than five acres and surrounded by urban uses.

(c) The project site has no value as habitat for rare, threatened, or endangered species.

The project site contains an existing single-family residence with non-native landscaping and ancillary outdoor amenities, including low concrete retaining walls, a masonry patio area, and raised planting beds and is located in an established urban neighborhood in San Francisco. There is an existing 27" diameter Acacia spp. street tree along the project's street frontage that would be retained. No known rare, threatened, or endangered species or habitat have been designated in areas on or adjacent to the project site. Small isolated parcels such as the project site – because of their limited size, non-native landscaping, and non-contiguous nature – are generally of very limited value as habitat. Thus, the site currently has no value as habitat for rare, threatened, or endangered species.

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[1] Wikipedia, *San Francisco, California*. Accessed April 10, 2014. Available online at http://en.wikipedia.org/wiki/San_Francisco.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

The proposed project includes the construction of a 2,400-square-foot addition at the rear of an existing residence and would not result in the creation of any additional dwelling units. The only anticipated increase in traffic generated by the project would be a temporary increase during construction of the addition. The project sponsor estimates that during the estimated 12-month construction period, there would be an average of two truck trips per day. It is anticipated that a majority of the construction-related truck traffic would use I-80, I-280, and U.S. 101 to access the project site from the East Bay, South Bay, and from locations within the City. There would be an average of 10 construction workers per day at the project site, depending on the construction phase. It is anticipated that the addition of worker-related vehicle or transit trips would not substantially affect transportation conditions. Construction workers who drive to the site would cause a temporary increase in traffic volume and demand for on-street parking. Thus, during the project's construction phase, worker demand for parking would lessen the availability of on-street parking during working hours. Due to their temporary and limited duration, construction-related impacts would not be considered a significant traffic impact.

Noise

An increase in noise would be associated with the construction phase of the project and no pile-driving or other excessive noise-generating construction practices would be utilized. Construction noise is regulated by the San Francisco Noise Ordinance, Article 29 of the San Francisco Police Code, and would be temporary in nature. Upon completion of construction, no increase in ambient noise at the site would be generated as a result of the building addition. Thus, no significant noise impacts would be associated with the proposed project.

Air Quality

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO_2), sulfur dioxide (SO_2) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies, the BAAQMD, in their *CEQA Air Quality Guidelines* (May 2011), has developed screening criteria. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not result in any additional dwelling units and therefore, is less than the screening thresholds for construction and operational impacts. Thus, the proposed project would not exceed criteria air pollutant screening levels for operation or construction activities.[2]

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposure from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed the "Air Pollutant Exposure Zone," were identified based on two health-protective criteria: (1) excess cancer risk from the contribution of emissions from all modeled sources greater than 100 per one million population, and/or (2) cumulative $PM_{2.5}$ concentrations greater than 10 micrograms per cubic meter. Land use projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. The proposed project would require construction activities for a 12-month construction period. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,[3] which would further reduce nearby sensitive receptors exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. To reduce construction dust impacts, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI).

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[2] Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1.

[3] California Code of Regulations, Title 13, Division 3, § 2485.

Pursuant to the Construction Dust Ordinance, the proposed project would be required to comply with applicable dust control requirements outlined in the ordinance.

In conclusion, the proposed project would not result in significant air quality impacts.

Water Quality

The proposed project would not generate substantial amounts of additional wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. The proposed residential expansion would be serviced by the City's existing combined sewer system and side sewer connections to the existing system would be permitted through DPW. Furthermore, the City's combined sewer system possesses sufficient capacity to accommodate any incremental increase in demand associated with the proposed project.

The proposed project would be required to implement standard best management practices (BMPs), such as perimeter silt fences, haybales, and sand bags during wet weather to control the quality and quantity of any surface stormwater runoff from the site during construction. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project would be undertaken in an area where all utilities and services are currently provided. Utilities are currently available to serve the existing residence and would continue to serve the expanded residence. Therefore, there would be no need for any expansion of public utilities or public service facilities.

Nearby public services include Fire Stations Nos. 13 and 14 within 4,500 feet of the project site. The project site is within the Richmond Police District and is served from the Richmond Police Station located at 461 Sixth Avenue, approximately 1.9 miles from the project site. The Anza Branch library is located approximately 3,500 feet from the project site at 550 37th Avenue. China Beach, Lincoln Park, and the Golden Gate National Recreation Area are three public parks located within 1,300 feet of the project site. Public schools within 3,000 feet of the project site include the Alamo Elementary School, Presidio Middle School, and Washington High School. Public transportation within 1,000 feet of the project site includes the San Francisco Municipal Transportation Agency (SFMTA) MUNI 1 California bus route.

Therefore, as demonstrated above, public utilities and public services are available to adequately serve the project site.

Historic Resources. The existing residence was constructed in 1921 and is classified as a Category "B", or potential historic resource, in the Planning Department's records. A Category B rating indicates that additional information is necessary to make a determination as to whether the building on site is a historic resource or not. In order for a building to be deemed a historic resource for purposes of CEQA

Section 21084.1, it must be listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR), or included in a local register of historic resources.

Based on a historic resource evaluation (HRE) prepared by ICF International[4] for this project and research completed by the Planning Department's Preservation staff, the project site was evaluated to determine whether or not it met any one of the National Register of Historic Places' four criteria to be considered a historic resource and deemed eligible for listing in the CRHR: Criterion 1 (Event), Criterion 2 (Persons), Criterion 3 (Architecture), or Criterion 4 (Information Potential). The HRE determined identified that the subject property is not eligible for listing in the California Register under any criteria, specifically: No known historic events occurred at the property (Criterion 1), none of the owners or occupants have been identified as important to history (Criterion 2), the building design does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic merit (Criterion 3). Based upon a review of information in the Planning Department's records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Preservation Planning staff concurs with the findings in the HRE and has determined that the site does not meet any of these four criteria and is not eligible for listing individually.[5]

The subject building was identified as being located within the potential Seacliff historic district. The character-defining features of the Seacliff historic district have been identified as follows:

- Curvilinear street pattern;
- Residential use;
- Two-story or two-story-over-basement massing;
- Gable, hip of flat roof form;
- Multi-light wood-sash casement windows or wood-sash double-hung windows;
- Prominent entry porch/stair;
- Large front yard setback with ornamental landscaping and lawn;
- Clay tile roofing materials;
- Unified architectural styles with French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor dominating.

The subject building was evaluated to determine whether its character-defining features would make it a contributor to the eligible historic district. The Preservation Planning staff determined that the Spanish Revival-style subject building was a contributor to the eligible Seacliff historic district as its architectural style was a commonly-used style within the historic district, and the residence was constructed during the historic district's probable period of significance, 1919 to 1928. Although the residence has been significantly altered reducing its historic integrity, there are character-defining features, including scale and massing, that qualify the property as a contributor to the eligible Seacliff historic district. Therefore, under Criterion 3, the project site was determined to be a historic resource as a contributor to the eligible Seacliff historic district.

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[4] ICF International, Historic Resource Evaluation for 726 El Camino del Mar, San Francisco, CA. March 2014. This report is available for review as part of Case File No. 2013.0821E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

[5] Hilyard, Gretchen, *PTR Form for 726 El Camino del Mar*, May 9, 2014. This report is available for review as part of Case File No. 2013.0821E at the SF Planning Department, 1650 Mission Street, Suite 400.

After the property was determined to be a "historical resource" for the purposes of CEQA, the Department's Preservation Planning staff initiated its review to determine if the proposed project alterations and additions would cause a substantial adverse change in the significance of the historical resource. CEQA defines a "substantial adverse change" as the physical demolition, destruction, relocation or alteration of the historical resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. CEQA goes on to define "materially impaired" as work that materially alters, in an adverse manner, those physical characteristics that convey the resource's historical significance and justify its inclusion in the California Register of Historic Resources, a local register of historical resources, or an historical resource survey.

Preservation staff evaluated the project using the Secretary of the Interior Standards for Rehabilitation (Standards).[6] The changes to the building would be minimally visible from the public right-of-way. The project is additive in nature and minimally alters the south façade to accommodate the vertical addition. The addition would be constructed using compatible materials (stucco walls and a clay tile roof) to match the character of the existing building. The proposed project would not result in the removal of the character-defining features of the eligible historic district and the materials, features, spaces and spatial relationships that characterize the historic district would be maintained. Staff concluded that the proposed project would not alter the property to the extent that it would impair the significance of the eligible Seacliff historic district. The building would continue to remain as a contributor to this eligible Seacliff historic district. Therefore, the proposed project would not result in a substantial adverse change to a historic resource and there would be no significant impacts to the historic resource as a result of the project.

The proposed project would not directly involve or alter any historic resources and would not cause a significant adverse impact upon a potential historic district as defined by CEQA.

Geotechnical. A geotechnical report was prepared for the proposed project and includes information gathered from a site reconnaissance by the geotechnical engineer and three soil borings and three cone penetrometer tests.[7] The onsite testing found that the site strata is comprised of 5 to 9 feet of loose to medium dense sandy fill and Dune sand over predominantly poorly graded, fine-grained sand with silt and gravel fragments (Hillslope deposits) extending to depths of 9 to 29 feet below the ground surface. The Hillslope deposits are underlain by older alluvial deposits over Franciscan shale bedrock. No groundwater was encountered, though perched groundwater most likely from upslope landscape irrigation and/ or rainfall runoff infiltration was observed between the bottom of the fill and Dune sand layer and the top of the Hillslope deposits, as well as along the top of the Franciscan bedrock.

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[6] Hilyard, Gretchen, *PTR Form for 726 El Camino del Mar*, May 9, 2014. This report is available for review as part of Case File No. 2013.0821E at the SF Planning Department, 1650 Mission Street, Suite 400.

[7] Rollo & Ridley, *Geotechnical Investigation for 726 El Camino del Mar, San Francisco, California*, June 11, 2013. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0821E.

The project site is not within an identified liquefaction zone as mapped by the California Divisions of Mines and Geology.[8] The site was also evaluated and found to have a low potential for risks due to fault rupture, lateral spreading, and liquefaction. The project site is in an area that would be exposed to very strong earthquake shaking. However, the 2013 San Francisco Building Code (Building Code) requires the Site Classification and Values of Site Coefficients be used in the design of new structures to minimize earthquake damage. The geotechnical report includes seismic design parameters for use in the project design by the structural engineer, in compliance with the Building Code, during the Department of Building Inspection (DBI) building permit plancheck process.

The project site is within the limits of an area indicated as being susceptible to earthquake-induced landsliding on the State of California Seismic Hazards Zones Map for the City and County of San Francisco.[9] The site and its vicinity are clearly identified as a susceptible area on the basis of local steep slopes to the north and west of the rear portion of the project site. Historically, landslides have occurred three lots to the west of the subject site. However, during its onsite investigation, the geotechnical engineer did not observe any surficial evidence of historical landsliding nor any evidence within the soil borings. Also, no indication of significant slope instability, such as sloughing or erosion, nor incipient ground movement underlying the subject site was observed. The geotechnical report concludes that the risk of earthquake-induced landsliding at the site is low as long as identified recommendations for the design of the rear retaining walls are completed so that they are structurally capable of resisting earthquake loading.

The geotechnical report concludes that based on the field investigation and engineering analyses, the geotechnical conditions at the site are suitable for the proposed project. The project sponsor has agreed to adhere to the recommendations in the geotechnical report and incorporate the drilled concrete pier foundation design parameters into the plans submitted for the building permit plancheck process, subject to final review by DBI. Therefore, the proposed project would not have any significant adverse geotechnical impacts.

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[8] California Department of Conservation, *Seismic Hazard Zones, City and County of San Francisco*, November 17, 2000. Available online at http://gmw.consrv.ca.gov/shmp/download/quad/SAN_FRANCISCO_NORTH/maps/ozn_sf.pdf. Accessed December 18, 2013.

[9] Ibid.

Public Notice and Comment

A "Notification of the Project Receiving Environmental Review" was mailed on April 1, 2014 to occupants adjacent to the project site and to owners within a 150-foot radius and to potentially interested parties. Two residents on the south side of El Camino del Mar opposite from the project site responded with concerns about impacts to shadow and views of the Golden Gate Bridge and San Francisco Bay.

Shadows and Views

San Francisco is an urban area whose neighborhoods are comprised of residences with varying degrees of public and private views and sunlight penetration. Residences within the neighborhood have a variety of private views, some on- and off-site. Changes to these views, while they may be considered undesirable for those affected, are expected to occur in urban areas. Additionally, there are no public scenic vistas or views in the immediate area that would be substantially affected by the proposed project. Although the proposed project could affect some private views and the amount of sunlight nearby properties would receive, this change is commonly accepted in an urban setting and would not be considered a significant adverse environmental impact pursuant to CEQA. While this loss or change of views might be of concern to those property owners or tenants, it would not affect a substantial number of people and would not rise to a level considered to be a significant impact on the environment.

Exemption Class. CEQA State Guidelines Section15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. For reasons as described above, the project would not result in a significant impact. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under Class 32. For all the above reasons, the proposed project is appropriately exempt from environmental review.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
85 Jordan Ave.		1039/016	
Case No.	Permit No.	Plans Dated	
2013.1637E	201310230002	Building Permit: 10.22.2013	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Second floor addition at rear of single-family home.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – **New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots*)
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

Jeanie Poling 11/11/13

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	Category A: Known Historical Resource. GO TO STEP 5. Per HRER Memo dated 5/9/14
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☑	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*): Per HRER memo dated 5/9/14.
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Shelley Caltagirone	**Signature or Stamp:** 5/14/14
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

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MEMO

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Planning
Information:
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Historic Resource Evaluation Response

Date Reviewed:	March 27, 2014 (Part 1)
Case No.:	2013.1637E
Project Address:	85 Jordan Avenue
Zoning:	RH-1(D) (Residential, House, Single-Family, Detached) Zoning District; 40-X Height and Bulk District
Block/Lot:	1039/016
Staff Contact:	Shelley Caltagirone, Preservation Planner (415) 558-6625 shelley.caltagirone@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The parcel is located on the west side of Jordan Avenue between California Street and Euclid Avenue in the Jordan Park section of the Laurel Heights neighborhood. The property is located in an RH-1(D) (Residential, House, Single-Family, Detached) Zoning District and a 40-X Height and Bulk District. 85 Jordan Avenue is a single-family, one-and-a-half-story, wood-frame, Arts and Crafts-style residence designed by Julia Morgan and constructed in 1911. The property also contains a garage designed by Julia Morgan and also constructed in 1911. Please refer to the Historic Resource Evaluation (HRE) report prepared by Left Coast Architecture, October 2013, for a full property historic context and architectural description.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed 1911).

Neighborhood Context

The larger area surrounding the Jordan Park neighborhood was first broadly settled in the late 19th century, initially developing along the principal transportation routes – Geary Boulevard and California Street. Development here increased significantly in response to the housing crisis caused by the earthquake and fire of 1906. Initially, residential development occurred north of Geary Boulevard, only moving further south in the 1910s and 20s.

In the early 1910s, many East Bay practitioners were attracted to the potential for new development in this area of San Francisco. These architects transported an approach to landscape and architectural design being used at that time in the East Bay, to create picturesque residential enclaves. The most popular architectural vocabularies used in their designs were the Craftsman style and Period Revival modes, especially the Mission Revival and the English Medieval.

James C. Jordan bought the tract that is now Jordan Park in 1891. With his company, the San Francisco & Suburban Home Building Society, he began to develop the residential neighborhood between 1900 and 1920. For a time, the company was managed by Joseph Leonard (1850-1929). The architect and developer was one of the first of these East Bay designers to bring the "residence park" form of development to San Francisco. Leonard was also associated with the development of Ingleside Terraces and Richmond Heights in San Francisco, and he was responsible for building hundreds of homes in Alameda and Berkeley around the turn-of-the-20th century.

Please refer to the HRE for a fuller description of the neighborhood context.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1911	Period of Significance: 1900-1920 ☒ Contributor ☐ Non-Contributor

Based on the information provided in the HRE, the Department finds that the subject property appears to be eligible for inclusion on the California Register as an individual resource. The property also appears to be located within a California Register-eligible historic district. The Planning Department generally concurs with the historic significance analysis presented in HRE report and has briefly summarized the historical significance arguments below, adding additional analysis where applicable.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

There is no information provided in the HRE report or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of

California or the United States. The building does not stand out as an early or unusual example of development in Jordan Park.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
There is no information provided in the HRE report or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with the lives of persons important in our local, regional, or national history. None of the owners and occupants was influential or claims any noteworthy accomplishments that would make the property significant by association.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
The building at 85 Jordan Avenue appears individually eligible under Criterion 3 for embodying the distinctive characteristics of a type and period. It stands out as a noteworthy example of the Arts & Crafts style in the City. The property also represents the work of master architect Julia Morgan. The building is a fine example of this early period of her career and of the work in the Arts $& Crafts style.

The subject building also appears to be eligible for inclusion on the California Register as a contributor to an eligible Jordan Park Historic District significant under Criteria C (Architecture). The eligible historic district is composed predominantly of buildings constructed between 1900-1920 in the Italianate, Queen Anne, Period Revival, and Edwardian styles by Joseph Leonard, a significant local architect and developer. The buildings also significantly represent the first period of residential development in the area. The period of significance for this eligible district appears to be 1900-1920, which roughly encompasses the development period for Jordan Park. The construction date (1914) of the subject building places it within the period of significance identified for the surrounding eligible historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
The evaluation of Criterion 4 (Information Potential) is not within the scope of this evaluation.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The building has undergone few significant alterations and retains a high overall level of integrity. The rear (west) façade window and door openings appear to have been altered in the 1950s. The trim and hardware does not match those found throughout the house. Also, in comparing the original drawings to existing conditions, it appears that a few other windows have been replaced or modified. Specifically, the doors leading to the roof deck at the second floor level from the stair hall are a later alteration. It is not clear from the original plans if the upper deck was utilized as outdoor space since there was no access to it other than through windows. All of the later alterations are in keeping with the original Arts & Crafts style of the building and do not detract from the overall design or feeling. Please see the HRE report for further discussion of the property's integrity.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features are:

- Generally rectangular plan, with asymmetrical massing
- One-and-a-half story height
- Stucco cladding and brick water-table
- Intersecting gable roof with gable dormers
- Recessed porch and concealed primary entrance
- Casement and double-hung windows with divided lights and leaded glass
- Decorative bargeboards
- Molded and decorative wood trim around openings, especially defining bay windows
- Second floor roof terrace

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☒ Individually-eligible Resource
  ☒ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 5-9-2014

Tina Tam, *Senior Preservation Planner*

PART II: PROJECT EVALUATION

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: March 27, 2014

Project Description

The proposed project calls for exterior changes to the house, including a second story rear addition. See plans for details. The addition will be contained within the existing footprint and will extend the gabled roof to the north. The addition will infill portions of the existing roof terrace at the second floor level. It will be clad in stucco and will have a fenestration pattern that is consistent with, but not identical to, the historic house.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

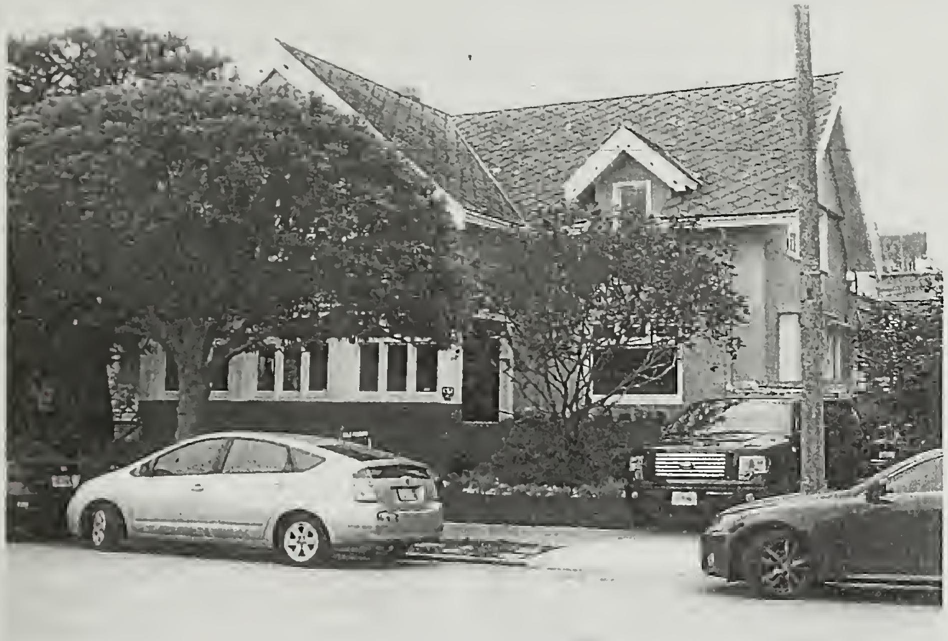
The project appears to meet the Secretary of the Interior Standards for Rehabilitation and would not cause a significant adverse impact to the individual historic resource at 85 Jordan Avenue or to the surrounding eligible Jordan Park Historic District. Staff concurs with the Standards analysis presented in the Historic Resource Evaluation prepared by Left Coast Architectural History, dated 8 October 2013. Please note that the project was slightly revised after the HRE report was published in order to preserve a larger portion of the second floor roof terrace and to refine the addition details.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: _______________ Date: 5-9-2014
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

IMAGES



Primary (east) facade.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
165-167 Buena Vista Ave. E.		1258/015	
Case No.	Permit No.	Plans Dated	
2014.0616E		3/26/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Interior remodel and 391 sf expansion of existing two-unit residential building. Reconfigure front facade; add dormers; fill in side.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. Window replacement that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. Garage work. A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	8. Dormer installation that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project does not conform to the scopes of work. **GO TO STEP 5.**
☐	Project involves four or more work descriptions. **GO TO STEP 5.**
☐	Project involves less than four work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 5/9/2014.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen Hilyard	**Signature or Stamp:** Gretchen Hilyard 5-14-14
Project Approval Action: Select One Building permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	5/9/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	165-167 Buena Vista Avenue East	
Block/Lot:	Cross Streets:	
1258/015	Duboce Ave	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0616E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	03/28/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by VerPlanck Historic Preservation Consulting (dated March 2014).

Proposed project: Interior remodel and 391 sf expansion of existing two-unit residential building. Reconfigure front facade; add dormers; fill in side.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by VerPlanck Historic Preservation Consulting (dated March 2014) and information found in the Planning Department files, the subject property at 1165-167 Buena Vista Avenue East contains a 2-1/2-story-over-basement, wood frame single-family residence originally constructed in 1897 by real estate developer and original owner Gustave H. Umbsen. The property has undergone extensive alterations over time and was originally designed as a Queen Anne style residence, with a Tudor style remodel in 1922, and a Classical Revival remodel in 2001. These alterations have resulted in the current appearance of the building as a conglomeration of those three styles.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history, with the exception of Umbsen, who did have a significant association with the subject property during his residence from 1897-1905, however, the building has been heavily altered since this period and no longer would be recognizable to Umbsen or his contemporaries and is therefore not eligible under Criterion 2. No information was uncovered about the architect of the subject property and the building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject block consists of a mix of Queen Anne, Edwardian-era, Spanish Revival, Art Deco, and Mediterranean Revival style buildings ranging in construction dates from the late-nineteenth century to 1927. The block appears to have been completely built-out by approximately 1931, and no examples of more recent architectural styles are present. Few of the buildings exhibit any exterior alterations. Although the subject block retains its historic character, the block does not demonstrate cohesive architectural style, period or expression and does not appear to be part of a potential historic district.

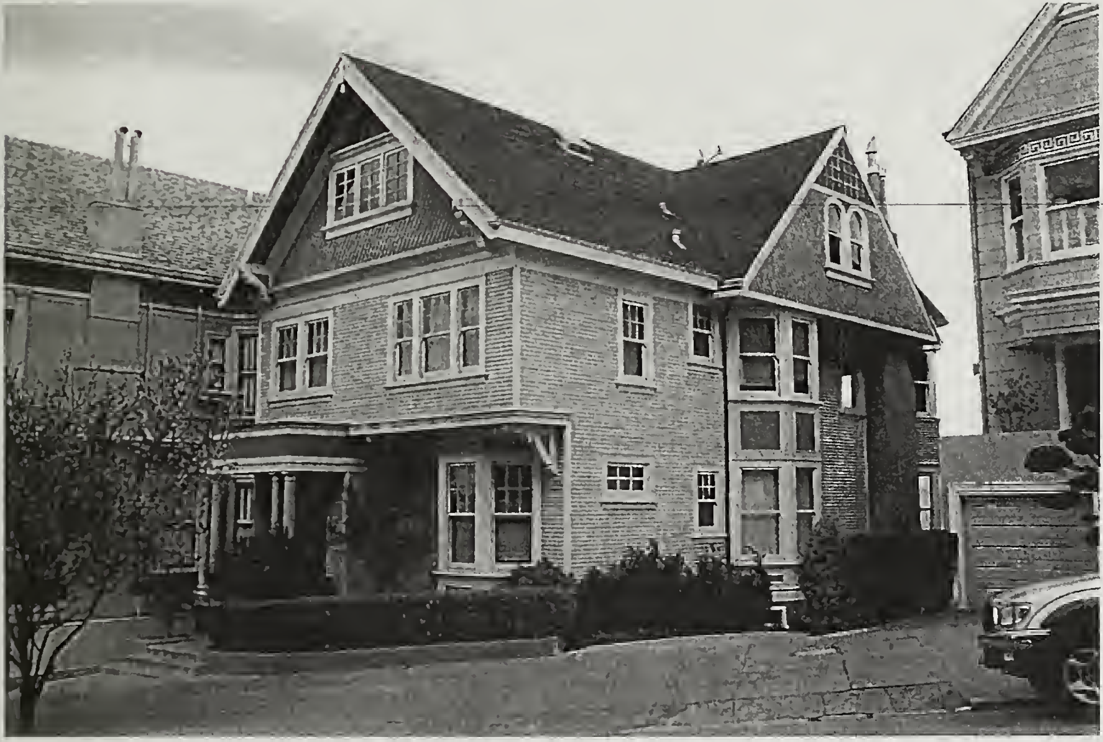
Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-9-2014

SUPPLEMENTAL INFORMATION FORM

165-7 Buena Vista Avenue East

San Francisco, California



March 2014
Prepared by

VerPlanck
HISTORIC PRESERVATION CONSULTING

San Francisco, California

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT
MAY 24 2014
SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
68-70 Grenard Terrace		0502/013	
Case No.	Permit No.	Plans Dated	
2013.0280E	2012.1023.2636	3/5/2013	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. NEW DECK @ GRADE, NEW DECK @ 1ST & 2ND FLOORS, EXPAND CHIMNEY AREA, NEW WOOD SLAT "RAIN SCREEN" FACADE ON EAST ELEVATION FACING GRENARD TERR. (PRIVATE DRIVE)			

114

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): pre-screened by Monica Pereira on 3/13/2013	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource** (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations** to publicly accessible spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR Form dated 5/7/2014.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Building found to be significant under CR Criterion 3, but lacks historic integrity due to recent construction project. No historic resource currently present. GH

Preservation Planner Signature: Gretchen Hilyard [illegible]

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2014.05.14 14:28:15 -07'00'
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	5/7/2014

PROJECT INFORMATION:

Planner:	Address:	
Gretchen Hilyard	68-70 Grenard Terrace	
Block/Lot:	Cross Streets:	
0502/013, 051, 052	Lombard Street and Van Ness Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.0280E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 10/19/2012

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation for 68-70 Grenard Terrace prepared by Page & Turnbull, dated Mary 1, 2014.

Proposed project: Expansion of existing deck at grade, new decks at 1st and 2nd floor, expansion of chimney area and new wood slat screen over existing east facade facing Grenard Terrace.

PRESERVATION TEAM REVIEW:

Historic Resource Present ○ Yes ● No * ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

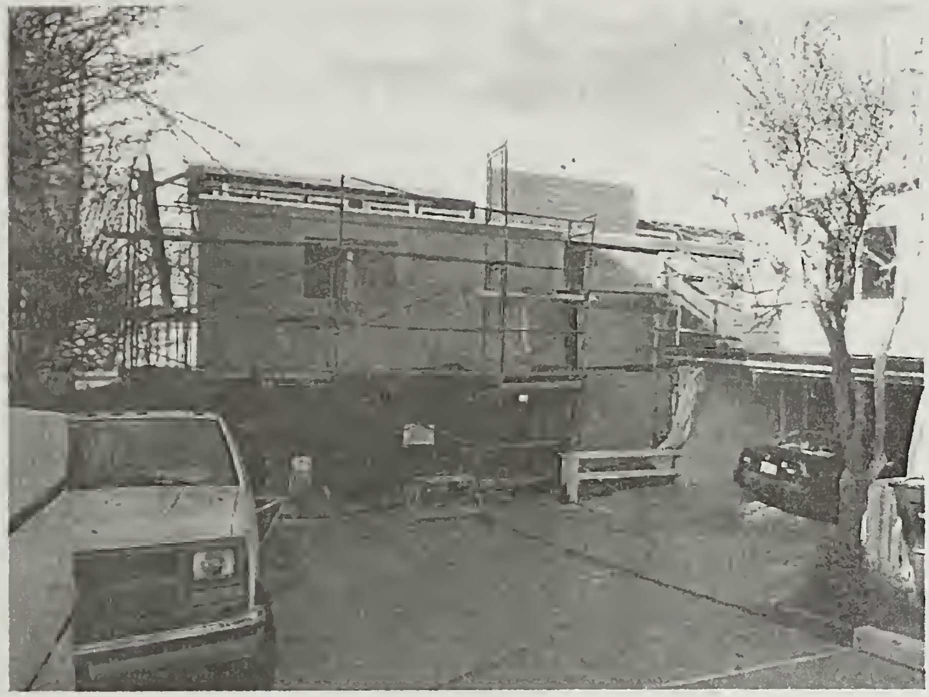
According to the Historic Resource Evaluation (HRE) prepared by Page & Turnbull (dated May 1, 2014), the subject property at 68-70 Grenard Terrace contains a two-story multi-family residence over a partially subterranean basement. The wood frame residence was designed in the Second Bay Region Tradition by Campbell & Wong in 1951. The building has undergone many exterior alterations that have stripped the building of its architectural detailing, including: enclosure of a porch and installation of a balcony at the rear (1956), repair of termite damage including replacement of piers (1960), addition of a roof over the existing sundeck (1960), window replacement (1968), conversion of the second floor solarium into a bedroom (1971), enclosure of the front entrance (2012), expansion of the garage (2012), addition of a window (2012), and a complete interior remodel (2012).

The Department concurs with the findings of the HRE that the subject property is eligible for listing in the California Register under Criterion 3 as a building that represents the work of master architects Campbell & Wong, and as an example of a type and period of construction. The subject property is an early example of Campbell & Wong's work and an excellent example of their work in the Second Bay Region Tradition with Midcentury Modern elements. The subject property has undergone many alterations over time, including a construction project in 2012-2013 that removed many of the building's character-defining features. Therefore, although the building was found to have historic significance under California Register Criterion 3, the integrity of the building has been compromised to the degree that the building is ineligible for listing.

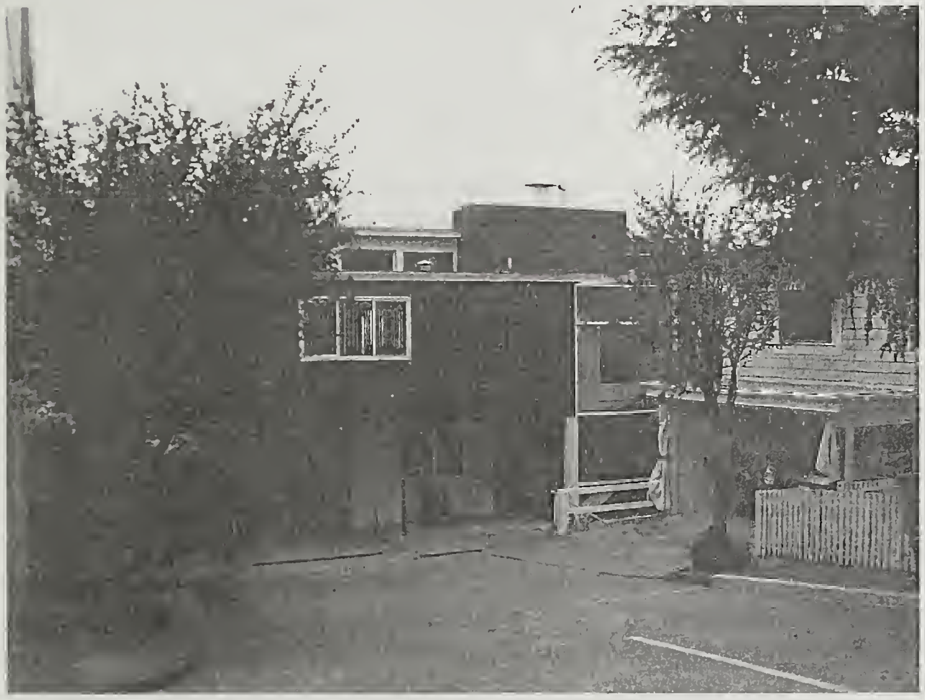
The subject property is not located within the boundaries of any identified historic districts. The subject property is located on an L-shaped flag lot on Grenard Terrace, a private vehicular cul-de-sac which partially cuts through the subject block and is entered from Greenwich Street. Grenard Terrace exhibits a range of architectural styles and construction dates (ranging from 1926-2012, with most buildings constructed in the 1940s and 1950s). The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-9-2014



68-70 Grenard Terrace.
Source: Page & Turnbull, January 2013.



68-70 Grenard Terrace prior to 2012-2013 construction.
Source: Mark English Architects, August 2012.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2744 Steiner St		0563/015	
Case No.	Permit No.	Plans Dated	
2014.0279E		2/10/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Change shape of bay window on front facade.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling [illegible]

No excavation.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: PTR form dated 5/6/2014.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (***optional***):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen Hilyard	**Signature or Stamp:** 5-14-14
	Project Approval Action: Select One Building permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	5/6/2014

PROJECT INFORMATION:

Planner:	Address:	
Gretchen Hilyard	2744 Steiner Street	
Block/Lot:	Cross Streets:	
0563/015	Vallejo	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	n/a	2014.0279E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 2/10/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation for 2744 Steiner Street prepared by Left Coast Architectural History, dated March 10, 2014.

Proposed project: Change shape of bay window on front facade.

PRESERVATION TEAM REVIEW:

Historic Resource Present ○ Yes ● No * ○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to Planning Department files, the subject property at 2744 Steiner Street was previously identified as a historic resource and is flagged as a historic resource in the Planning Information Map. The property was identified in the 1960s Junior League Survey of San Francisco and featured in the 1970 publication of Here Today: San Francisco's Architectural Heritage. According to the detailed analysis provided in the Historic Resource Evaluation (HRE) prepared by Left Coast Architectural History (dated March 10, 2014), the property does not appear to be significant under any criteria and should be reclassified to Category C (Not a Historic Resource) due to lack of significance as outlined below.

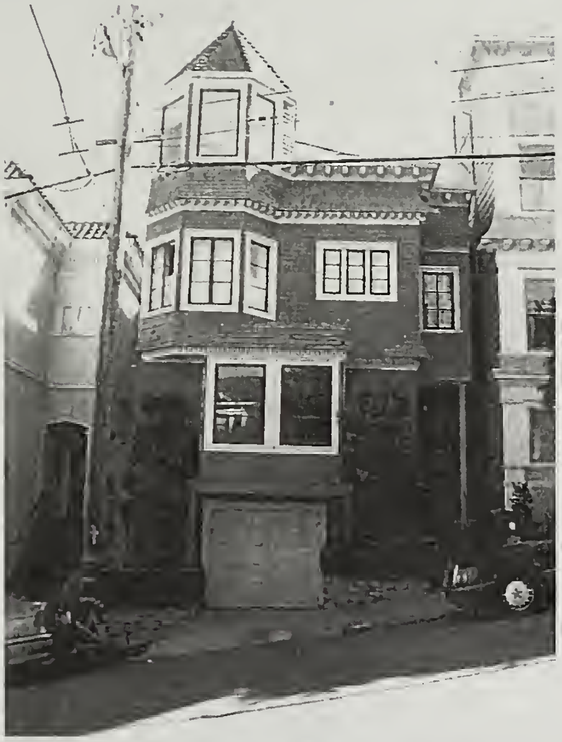
The subject property contains a two-and-a-half story residence constructed over a raised basement and designed in a mixture of the First Bay Region and Queen Anne architectural styles in 1900 by an unknown architect/builder. The building demonstrates an eclectic mix of architectural elements and exemplifies neither style strongly or clearly. The building is a modest example of vernacular design and construction at the turn of the century. Known and visible alterations include: installation of new posts under bay window (1956); addition of windows, skylight and fire escape (1965); foundation repair (2001); as well as the addition of a garage, window replacement, alteration of the turret, and removal of the balcony above entry at unknown dates.

The Department concurs with the findings of the HRE that the subject property is not eligible for listing in the California Register under any criteria, specifically: no known historic events occurred at the property (Criterion 1), none of the owners or occupants have been identified as important to history (Criterion 2), and the building is not architecturally distinct (Criterion 3) such that it would qualify for listing in the California Register. The subject block exhibits a cohesive grouping of early 20th-century residential buildings of a similar architectural expression. However, the architectural expression of the block is fairly unremarkable and this grouping should not be considered a historic district. Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

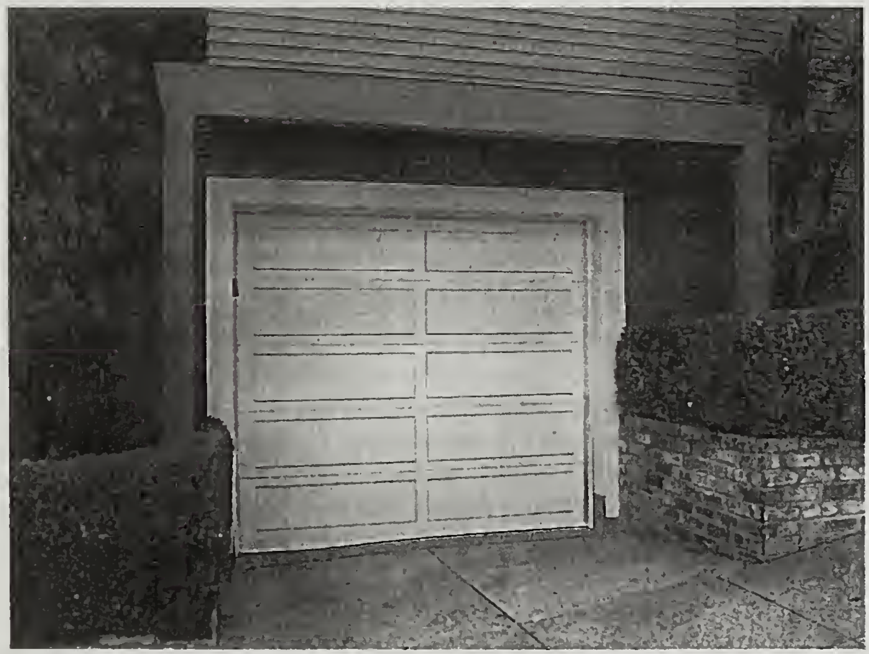
The Department agrees with the findings of the HRE that the existing building has been significantly altered from its original appearance. The proposed project therefore does not directly or indirectly involve any historic resources and will not cause a significant adverse impact upon a historic resource as defined by CEQA.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-9-2014

IMAGES



Primary (west) facade.



Garage at raised basement level.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
130 Mateo St.		6717/006	
Case No.	Permit No.	Plans Dated	
2014.0755E		4/18/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Horizontal rear expansion, rebuild roof and change pitch of roof.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area*)
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine*)
***If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.**	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling [illegible]	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: NO integrity – based on building permit record and photos.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

5·19·2014

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** 5·19·2014
Project Approval Action: Select One Building permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

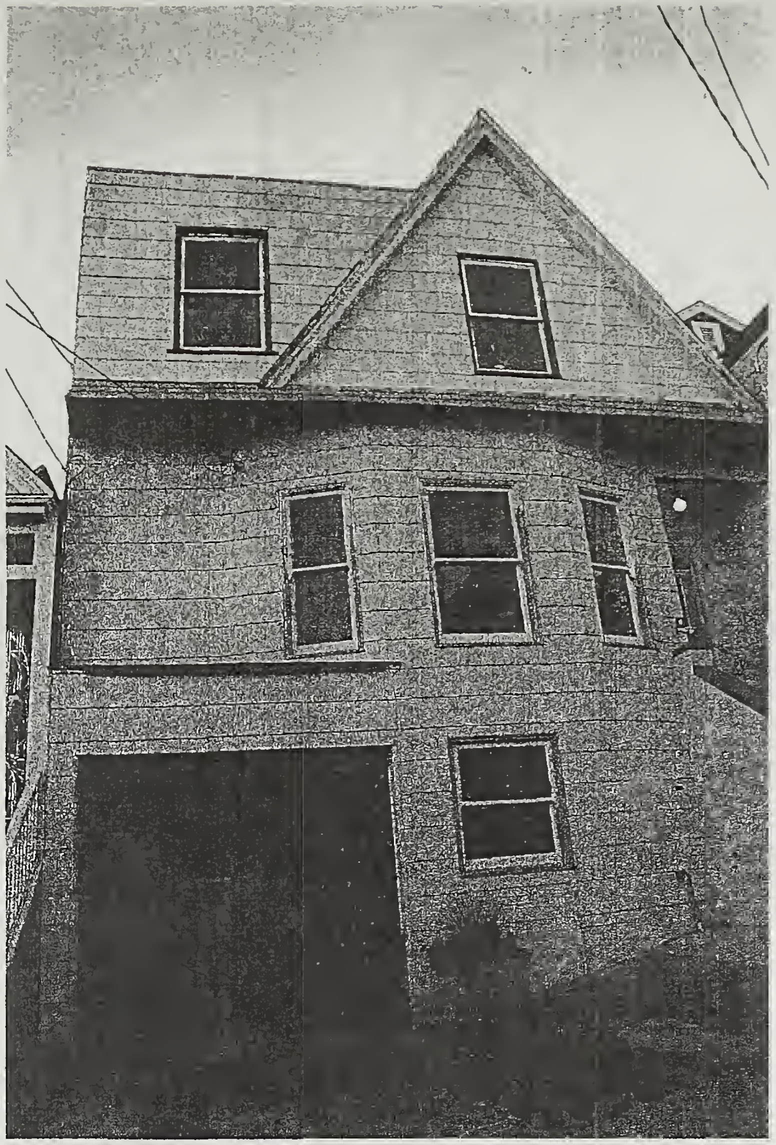
Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

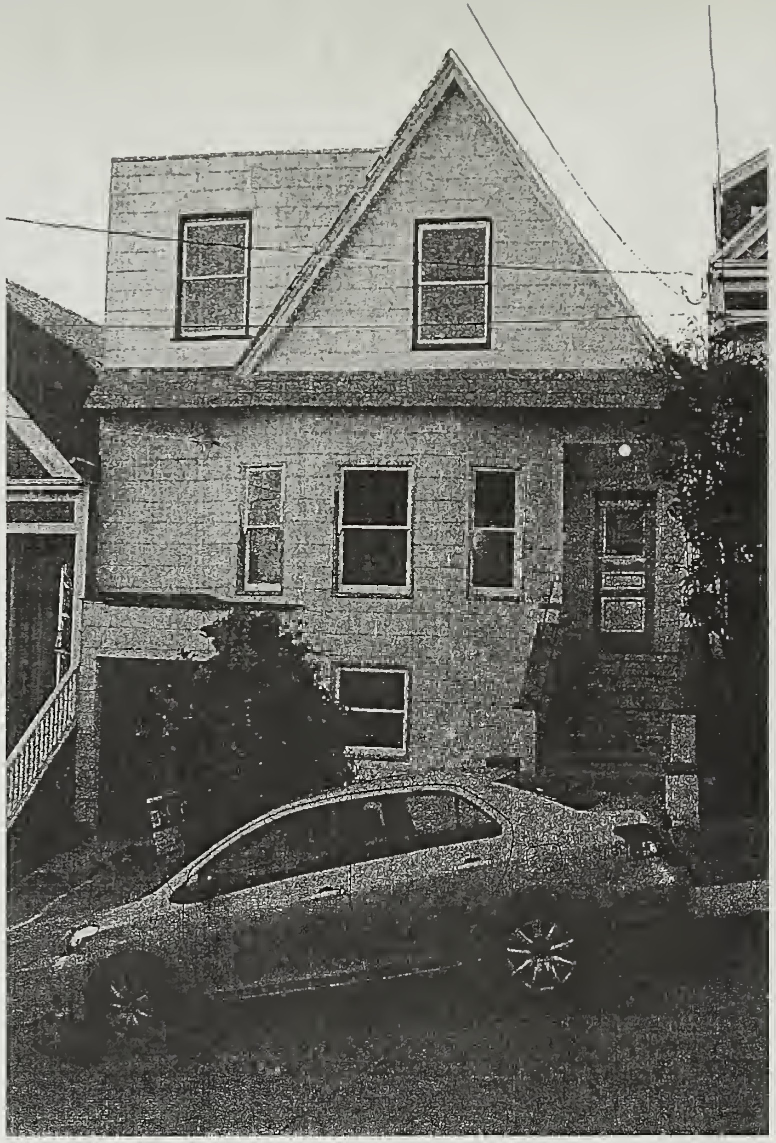
Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**



FRONT ELEVATION



FRONT ELEVATION FROM
MATEO STREET

130 MATEO STREET

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
201 College Ave		5803/016	
Case No.	Permit No.	Plans Dated	
2013.1717E		11/04/13	
☐ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Remodel and add 440 sft			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

114

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☐	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Per GIS database, Historic Preservation is only CEQA resource that requires additional review. The addition is within a previously developed area.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner **must check box below before proceeding.**	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 5/9/14

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Brittany Bendix	Signature or Stamp: Brittany Bendix Digitally signed by Brittany Bendix DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Brittany Bendix, email=brittany.bendix@sfgov.org Date: 2014.05.21 10:25:40 -07'00'
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	4/28/2014	**Date of Form Completion**	4/28/2014

PROJECT INFORMATION:		
Planner:	Address:	
Brittany Bendix	201 College Ave	
Block/Lot:	Cross Streets:	
5803/016	Crescent Ave and Genebern Way	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.1717E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/04/13

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	○ Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

201 College was constructed in 1936, by Donnell E. Jaekle, after the initial development of the St. Mary's Park neighborhood between 1924 and 1929. The subject property is a triangular shaped lot at the intersection of College and Crescent Avenues. The site is developed with a two-story, wood frame, stucco clad, single-family dwelling. The Mediterranean Revival style building features an asymmetrical plan with a low-pitched cross-gabled red-tiled roof. The primary facade opens directly onto a courtyard with an elevated main entrance between a gabled bay to the north and a angled bay to the south. The Crescent Avenue frontage features an elaborate stucco chimney, a corbelled bay window and an arcaded wing wall. The College Avenue frontage features another corbelled bay window and a two-story 1944 horizontal addition that deviates from the overall building's architectural style.

Based on the Supplemental form completed for the subject property and additional literature/permit research by Department staff, the subject building does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). The property is not associated with any significant events or trends in the local area or San Francisco generally; the owners and occupants do not appear to have been significant to our local, regional or national past; and the subject property is not the work of a master architect or builder, nor does its architecture possess high artistic value.

The subject property is also not a contributor to a historic district. The property is within the St. Mary's Park neighborhood which was formerly occupied by St. Mary's College. After the college relocated to Oakland, the property was subdivided in 1924 and had developed into single family dwellings, almost entirely, by 1929. Additional research is necessary to determine if St. Mary's Park neighborhood is an eligible historic district. However, if a district is present, the subject property was developed after the period of significance.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-9-2014

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
Exemption from Environmental Review

Case No.:	2013.1431E
Project Title:	1512 20th Street
Zoning:	NC-2 Neighborhood Commercial-Small Scale 40x
Block/Lot:	4067/012
Lot Size:	2,495 square feet
Project Sponsor:	Cary Bernstein, Cary Bernstein Architect 415-522-1907
Staff Contact:	Laura Lynch – (415) 575-9046 Laura.lynch@sfgov.org

PROJECT DESCRIPTION:

The project site is located midblock in the Potrero Hill neighborhood, on the northern side of 20th Street, within the block bounded by 19th, Missouri, 20th and Connecticut Streets. The proposed project involves renovation, alteration and horizontal and vertical additions to an existing 2,303 square foot (sq. ft.) two-story building built circa 1905. The existing building does not provide any off-street parking. The existing building is vacant and the proposed use would include retail and office space.

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(a))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

May 22, 2014
Date

cc: **Cary Bernstein** , Project Sponsor
Rich Sucre, Current Planner/ Preservation Planner
Supervisor **Malia Cohen**, District **10** (via Clerk of the Board)
Historic Preservation Distribution List
Virna Byrd, M.D.F.

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PROJECT DESCRIPTION (continued):

The proposed project includes the following: (1) removal of the garage door at the front of the property; (2) replacement of the garage door with a gate; (3) renovation of the storefront on the ground floor; (4) interior remodel; (5) a one-story vertical addition; (6) addition of a 388 sq. ft. interior courtyard at the rear of the property; (7) a horizontal addition extending the ground floor level to the rear property line; and (8) the installation of a roof deck on the single-story, horizontal addition. Lastly, aside from the garage door removal, the primary façade would be retained. The proposed project would result in an approximately 4,965 sq. ft., two-story retail and office building, providing no off-street parking.

Project Approvals

Approval Action: The proposed project is subject to notification under Section 312 of the Planning Code. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historical Resources. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 1512 20th Street is a historical resource as defined by CEQA. A property may be considered a historic resource if it meets any of the California Register of Historical Resources (California Register) criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district. To assist with the determination, a Supplemental Information for Historic Resource Determination form[1] was prepared to provide further background information to staff.

The Planning Department's preservation staff evaluated the subject property and determined that the existing structure on the project site is not a historical resource as defined by CEQA.[2] The structure at 1512 20th Street was constructed around 1905. Planning Department records show that the building was not inhabited by any person(s) of significance (Criterion 1) and no significant events occurred on the site (Criterion 2). The original builder of the property was not identified and the building does not possess notable architectural elements (Criterion 3). Although the subject property is within the Potrero Hill neighborhood, it does not appear to have significantly contributed to the pattern of development in Potrero Hill. Additionally, the proposed project at 1512 20th Street would not have a significant impact with regards to Information Potential (Criterion 4). As a result, the building is not eligible for the California Register as an individual resource. Finally, the surrounding neighborhood would not qualify as a potential historic district. Therefore, the proposed project would have no impact on off-site historic resources.

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[1] *Supplemental Information for Historic Resource Determination,* September 18th 2013. This information apart of the case number 2013.1413E and can be reviewed at the San Francisco Planning Department reception, 1650 Mission Street, San Francisco, CA

[2] San Francisco Planning Department, *Preservation Team Review Form, 1512 20th Street,* January 29, 2014. This form is summarized and attached.

In conclusion, the property at 1512 20th Street is not eligible for the California Register either as an individual resource or as a contributor to a historic district and thus is not considered a historical resource for purposes of CEQA. Therefore, the proposed project would have no significant impact on on-site or off-site historic resources.

Hazardous Materials. Based upon mapping conducted by the U.S. Geological Survey (USGS) the project site may be underlain by serpentine rock.[3] The proposed project would involve excavation, potentially releasing serpentinite into the atmosphere. Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled. In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. Although the California Air Resources Board (ARB) has not identified a safe exposure level for asbestos in residential areas, exposure to low levels of asbestos for short periods of time poses minimal risk.[4] To address health concerns from exposure to NOA, ARB enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in California Code of Regulations (CCR) Title 17, Section 93105,[5] and are enforced by the Bay Area Air Quality Management District (BAAQMD).

The Asbestos ATCM requires construction activities in areas where NOA is likely to be found to employ best available dust control measures. Additionally, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance in 2008 to reduce fugitive dust generated during construction activities. The requirements for dust control as identified in the Construction Dust Control Ordinance are as effective as the dust control measures identified in the Asbestos ATCM. Thus, the measures required in compliance with the Construction Dust Control Ordinance would protect the workers themselves as well as the public from fugitive dust that may also contain asbestos. The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to NOA would not occur. Therefore, the proposed project would not result in a hazard to the public or the environment from exposure to NOA and the proposed project would have no significant hazardous materials impacts.

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[3] Planning Department, GIS Layer, "Areas Affected by Serpentine Rocks." Created February 25, 2010 from United States Geological Survey and San Francisco Department of Public Health data.

[4] California Air Resources Board, Fact Sheet #1 Health Information on Asbestos, 2002. Available online at: http://www.arb.ca.gov/toxics/Asbestos/1health.pdf. Accessed April 15, 2013.

[5] California Air Resources Board, Regulatory Advisory, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, July 29, 2002.

Exemption Class. Under CEQA State Guidelines Section 15301(e)(2), or Class 1, additions to existing structures of up to 10,000 sq. ft. are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would increase the existing 2,303 sq. ft. floor area of the existing structure by approximately 2,760 sq. ft., substantially less than 10,000 square foot limitation. Also, the project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available. Therefore, the proposed project would be exempt from environmental review under Class 1.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. As discussed above, the proposed project would not have significant historical resources or hazardous materials impacts. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	10/15/2013	**Date of Form Completion**	1/29/2014

PROJECT INFORMATION:		
Planner:	Address:	
Rich Sucre	1512 20th Street	
Block/Lot:	Cross Streets:	
4067/012	Missouri and Connecticut Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.1431E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	September 23, 2013

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

- Proposed Project includes retention of the primary facade, demolition of the existing building, and new construction of three-story commercial building.
- Submitted Supplemental Information For Historic Resource Determination, completed by Carey & Co. in September 18, 2013.

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Department staff concurs with the evaluation provided in the consultant report.

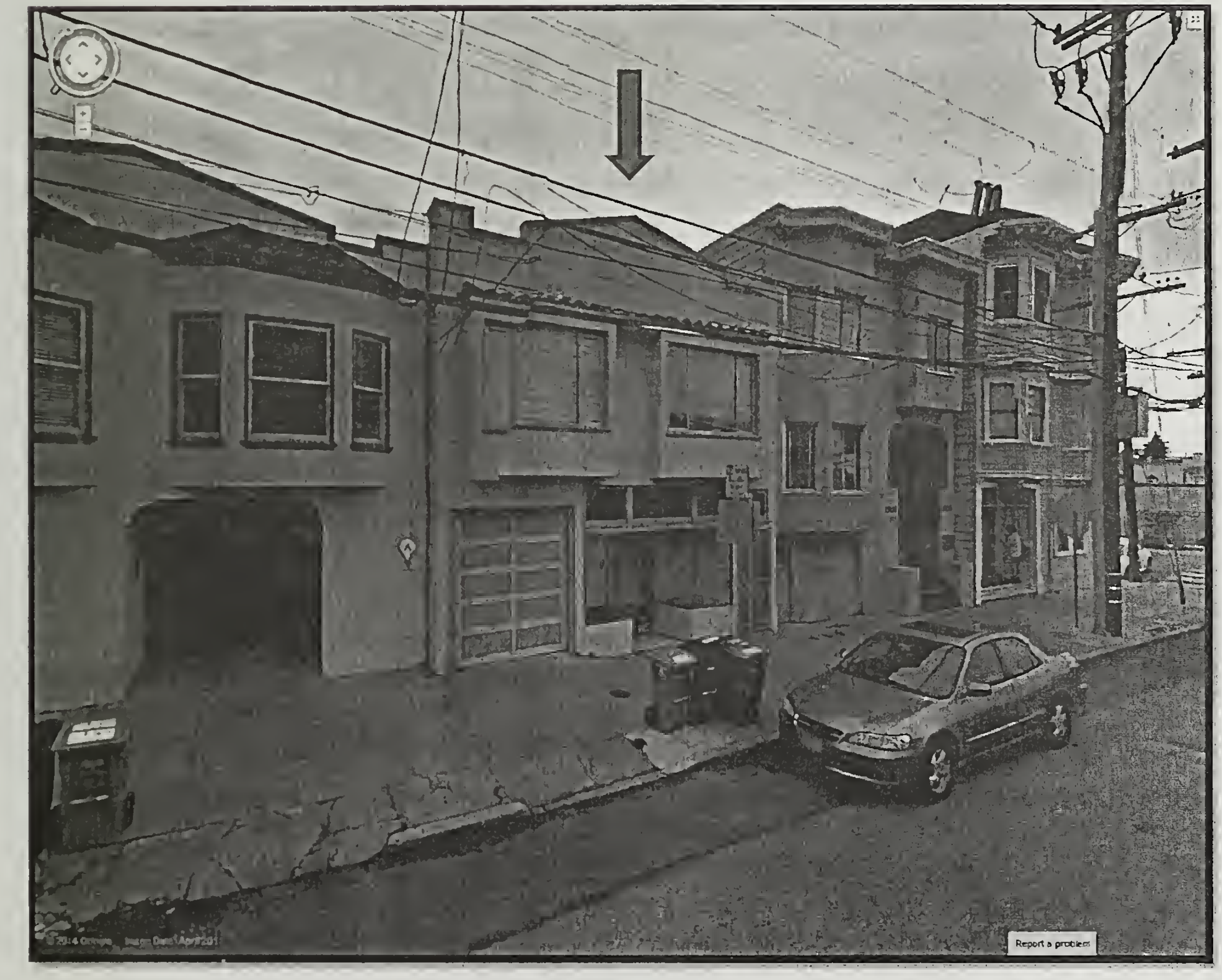
Based upon Sanborn Fire Insurance Maps and City Directories, 1512 20th Street was likely constructed circa 1905 as a two-story, residence-over-ground floor commercial, wood-frame building, by original property owner, Emery Crosby. For most of its history, the subject property was operated with a ground floor retail space. Little information was uncovered on Emery Crosby, who was listed as a teamster, fruit dealer and expressman in City Directories. In 1927, the building permit shows that the stucco was applied on the front facade and the hip roof added onto the subject property.

1512 20th Street was constructed within the Potrero Hill neighborhood. During the late 1800s and early 1900s, the Potrero Hill neighborhood was the "seam" between the Mission and Central Waterfront neighborhoods, as represented by the steep and varied topography. Historically, Potrero Hill was a primarily an agricultural/pastoral landscape that was sparsely populated with modest, single-family dwellings and smaller residential enclaves. After the 1906 Earthquake and Fire, the Potrero Hill neighborhood became desirable because of its proximity to downtown and distance away from the path of destruction. Industrial development along the waterfront at Potrero Point triggered residential development of these former pasture lands. By the mid-1910s, Potrero Hill firmly developed as a strong residential neighborhood. Small pockets of neighbor-serving, commercial development arose within this residential context. From the 1920s onward, the Potrero Hill neighborhood continued in its residential development with smaller booms in the 1950s and 1960s, as evidenced by the small number of modern residences. Through its history, the Potrero Hill neighborhood has had a few notable events, including the construction of public housing after World War I and the development of the 101 and I-280 freeways in the 1940s and 1960s, respectively.

Although 1512 20th Street is an early mixed-use property within the Potrero Hill neighborhood, it does not appear to have significantly contributed to the pattern of development in Potrero Hill, nor does it appear to be significant for its architectural style or builder, or for association with any of the past owners or occupants. The subject property is not located within any eligible or designated historic districts. Therefore, 1512 20th Street is not a historic resource for the purposes of the California Environmental Quality Act (CEQA).

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	1/29/14

IMAGES



1512 20th Street
(Source: Google Maps, April 2011; Accessed January 29, 2014)

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
201-203 Russia St		6086/012C	
Case No.	Permit No.	Plans Dated	
2014.0554E	201307021054	6/11/2013	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Change of use from vacation commercial to new residential unit at ground floor. Add roof deck over garage. Replace stairway.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: **Project Planner must check box below before proceeding.**	
☐	Project is not listed. **GO TO STEP 5.**
☒	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 5/12/2014
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Allison Vndl	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Allison Vanderslic	**Signature or Stamp:** Allison Vndl 5/27/2014
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	5/12/2014	**Date of Form Completion**	5/12/2014

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	201-203 Russia Ave	
Block/Lot:	Cross Streets:	
6086/012C	Paris Street and Lisbon Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2014.0554E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	06/11/2013

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

The proposed project includes change of use from a ground floor commercial storefront to a residential unit and ground floor facade changes including removal of the existing storefront and moving the ground floor entrance from Russia Ave to Paris Street. A Supplemental Information for Historic Resource Evaluation (Supplemental) form for the subject property dated 3/10/2014 was submitted by the project sponsor to aid this review.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Based on the Supplemental form completed for the subject property and additional research by Department staff, the subject property at 201-203 Russia Ave is not an historical resource under CEQA.

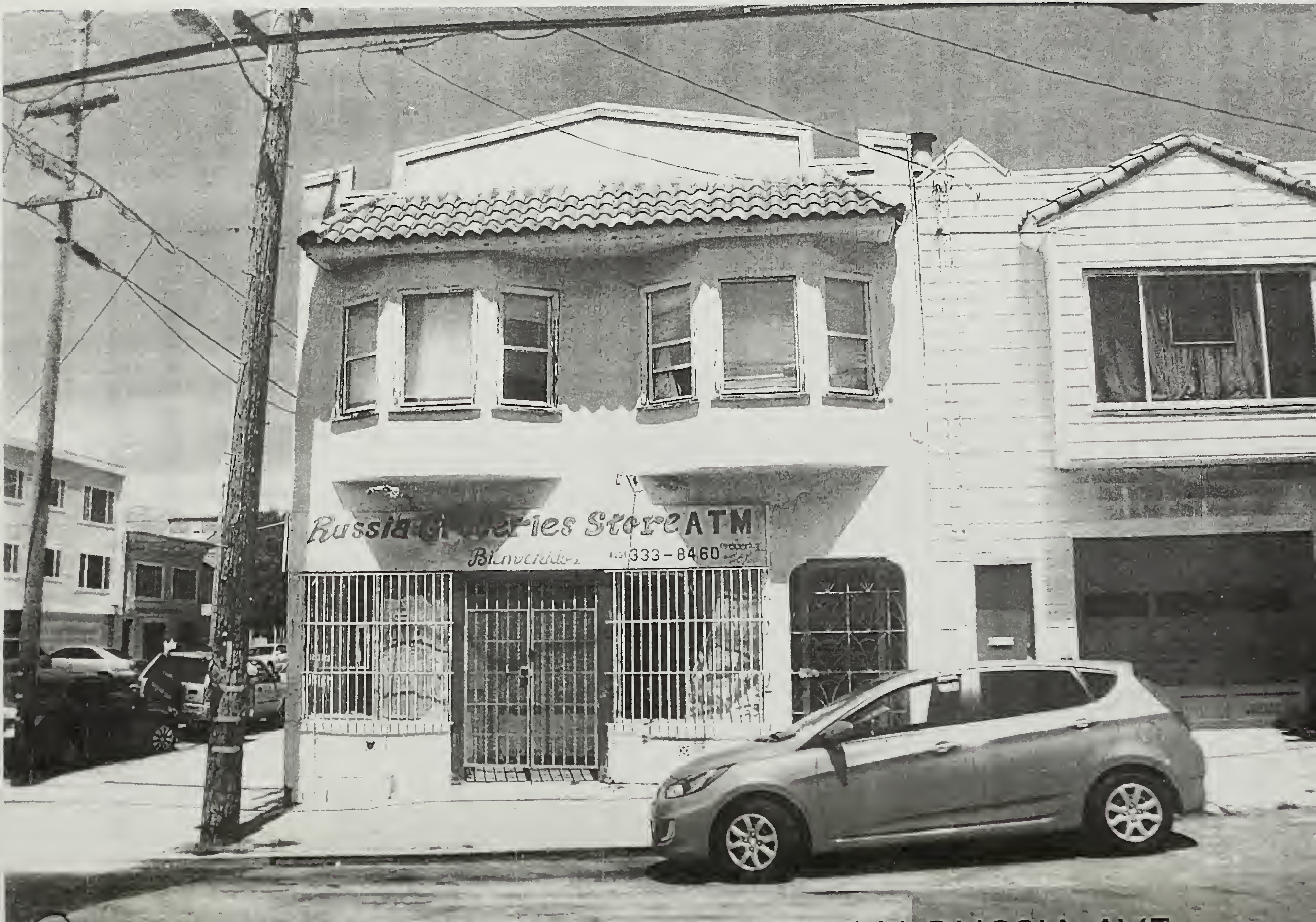
Constructed in 1925, the building was constructed after the initial development of the Excelsior neighborhood and the immediate area. The subject building does not appear to be associated with any significant events or trends in the local area or San Francisco generally. No indication was found that the barber shop or grocery store located in the subject building played a significant role in the development of the neighborhood. Therefore, the subject property is not significant under Criterion 1. Based on the Supplemental form prepared for the subject property and additional research by Department staff, no significant persons are associated with the property. Therefore, the subject property is not significant under Criterion 2.

The subject property consists of a two-story, stucco-clad, Mission-Revival style building occupied by a single residential unit located over a vacant commercial storefront with a detached garage at the rear of the lot. The subject building is a typical but not distinguished example of an 1920s residential-over-commercial building found in many San Francisco neighborhoods. As this building type is common in the neighborhood and the subject building is not an unique or exceptional example, the subject building is not individually eligible as a significant example of a type, period, or style. Based on permit records, the building was constructed by Lindsay Construction Company and was not architect-designed. The building does not appear to be the work of a master architect or builder. Therefore, the subject property is not significant under Criterion 3.

The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

The subject property does not appear to be within an identified or eligible historic district. The subject block faces of Russia Ave and Paris Street contain a variety of residential building styles dating primarily from the late 19th and early 20th century with some 1950s and 1960s infill development. The majority of the buildings in the area are not architecturally distinguished and collectively are not significant examples of a type or style.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-23-14


Russia Groceries Store ATM
Bienvenidos
333-8460

① FRONT AND ADJACENT PROPERTY ON RUSSIA AVE

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
259 Roosevelt Way		2614/048	
Case No.	Permit No.	Plans Dated	
2014.0445E		12/16/13	
☐ Addition/ Alteration	☑ Demolition (requires HRER if over 50 years old)	☑ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval.			
The project entails demolition of an existing one-story residential building and the new construction of a three-story single family building with an in-law unit and two parking spaces.			

114

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☑	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Joy Navarrete Digitally signed by Joy Navarrete DN: cn=Joy Navarrete, o=Planning, ou=Environmental Planning, email=joy.navarrete@sfgov.org, c=US Date: 2014.05.08 09:34:10 -07'00'	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐ 8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

☐ 9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: _______________ *(attach HRER)*

b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☒ **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Gretchen A. Hilyard 5.28.2014

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an ***Environmental Evaluation Application.***

☒ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	**Signature or Stamp:**
Project Approval Action: Select One CPC Action *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Gretchen A. Hilyard 5/28/2014

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	5/19/2014

PROJECT INFORMATION:

Planner:	Address:	
Gretchen Hilyard	259 Roosevelt Way	
Block/Lot:	Cross Streets:	
2614/048	15th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0445E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	12/16/2013

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Tim Kelley Consulting (dated March 2013).

Proposed project: Demolition and new construction.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by Tim Kelley Consulting (dated March 2013) and information found in the Planning Department files, the subject property at 259 Roosevelt Way contains a 1-story-over-garage; wood frame single-family residence constructed in ca. 1907 in a Vernacular architectural tradition by an unknown architect. Permitted alterations to the property include: reroofing (1952), repair existing stairway (1971), repair stairs (2005), and re-cladding the exterior with wood shingles and replacement of the front windows at unknown dates.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is an example of a common Vernacular cottage that has undergone some alterations, including re-cladding of the building in wood shingles. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Upper Market/Castro and Corona Heights neighborhoods on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

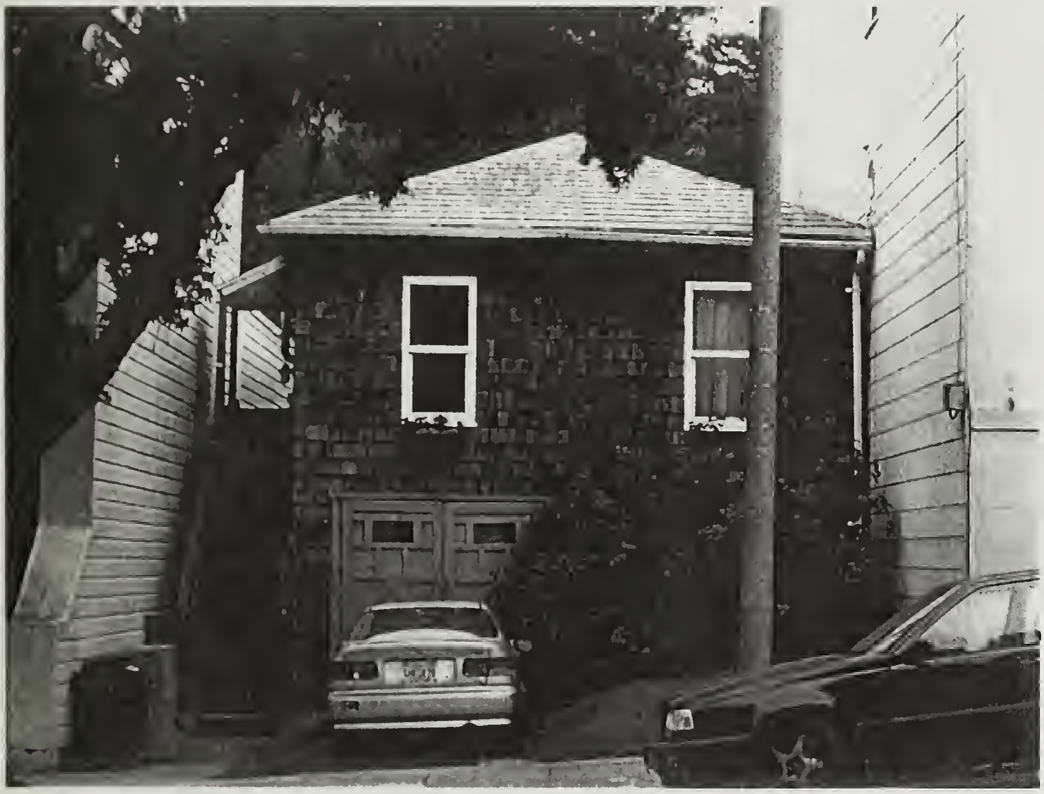
Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-23-14

HISTORICAL RESOURCE EVALUATION

259 ROOSEVELT WAY

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC
HISTORICAL RESOURCES
2912 DIAMOND STREET #330
SAN FRANCISCO, CA 94131
415.337-5824
TIM@TIMKELLEYCONSULTING.COM

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3021-3023 Buchanan Street		0532/007	
Case No.	Permit No.	Plans Dated	
2014.0700E	201312204785	04/04/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)

Project description for Planning Department approval.

The existing 3,356sf three unit residential building is three stories over basement. The proposal would add a fourth floor to join the top unit on the third floor. No net new residential units. The project would expand add 1,790 sf for a total building of 5,146sf.

114

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Joy Navarrete Digitally signed by Joy Navarrete DN: cn=Joy Navarrete, o=Planning, ou=Environmental Planning, email=joy.navarrete@sfgov.org, c=US Date: 2014.05.07 15:38:52 -07'00'	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: per PTR Form dated 5.22.2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

5.28.2014

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☒ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** 5.28.2014
Project Approval Action: Select One Building permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	5/22/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	3021-3023 Buchanan Street	
Block/Lot:	Cross Streets:	
0532/007	Union and Filbert Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0700E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/4/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Joseph J. Railla (dated May 22, 2014).

Proposed project: vertical addition.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

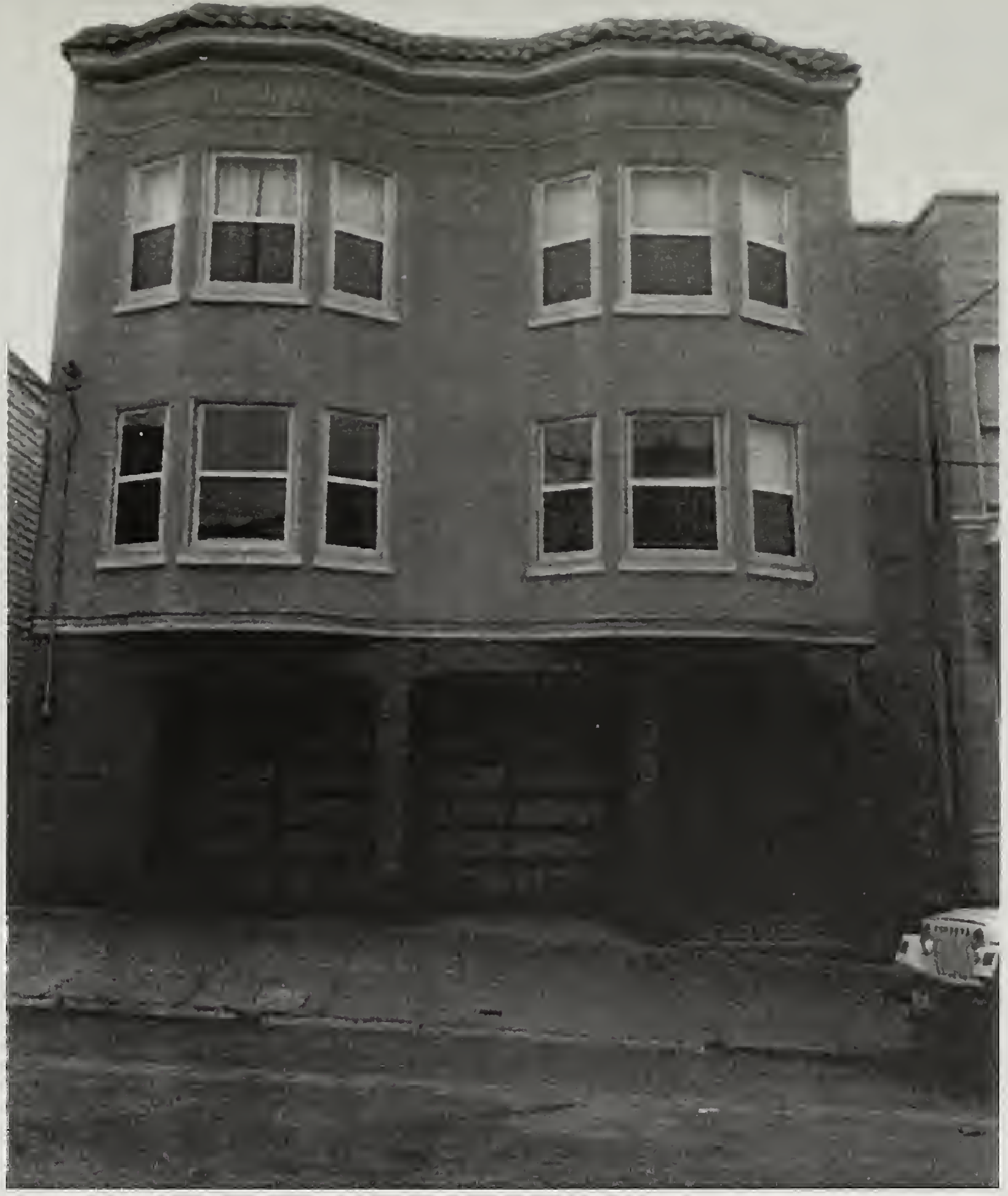
According to the Supplemental Information Form for Historic Resource Determination prepared by Joseph J. Railla (dated May 22, 2014) and information found in the Planning Department files, the subject property at 3021-3023 Buchanan Street contains a 2-story-over-garage; wood frame multi-family residence constructed in 1923 by builder S. Stimaner in the Mediterranean Revival architectural style. The architect of the building is unknown. Known alterations to the property include: legalization of garage apartment (1968), replacement of original wood steps with terrazzo steps (1923), and window replacement (1973, 1974 and 1982).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is an example of a common Mediterranean Revival style residential flats building that has undergone some alterations, including window replacement. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Marina neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-23-14



Subject

similar building one block away from subject

AZZOLINO Residence
3023 Buchanan St.
San Francisco, CA. 94123
JUN2, 2013

2B

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
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JUN - 5 2014
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
130 Lippard Ave.		6758/003	
Case No.	Permit No.	Plans Dated	
2014.0354E		2/19/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Vertical rear addition.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☒	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling [illegible]	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☒	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction**. Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work**. A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. (*Requires approval by Senior Preservation Planner/Preservation Coordinator*) a. Per HRER dated: ________________ (*attach HRER*) b. Other (*specify*): per PTR form dated 5-22-2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Gretchen a. Hilyard 5/28/14

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either (*check all that apply*): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen a. Hilyard 5-28-2014
	Project Approval Action: Select One building permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

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Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	5/22/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	130 Lippard Avenue	
Block/Lot:	Cross Streets:	
6758/003	Bosworth Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0354E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	02/19/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Tonia Stoski (dated February 19, 2014).

Proposed project: Vertical rear addition.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	○ Yes ● No	Criterion 1 - Event:	○ Yes ● No
Criterion 2 -Persons:	○ Yes ● No	Criterion 2 -Persons:	○ Yes ● No
Criterion 3 - Architecture:	○ Yes ● No	Criterion 3 - Architecture:	○ Yes ● No
Criterion 4 - Info. Potential:	○ Yes ● No	Criterion 4 - Info. Potential:	○ Yes ● No
Period of Significance:		Period of Significance:	
		○ Contributor ○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

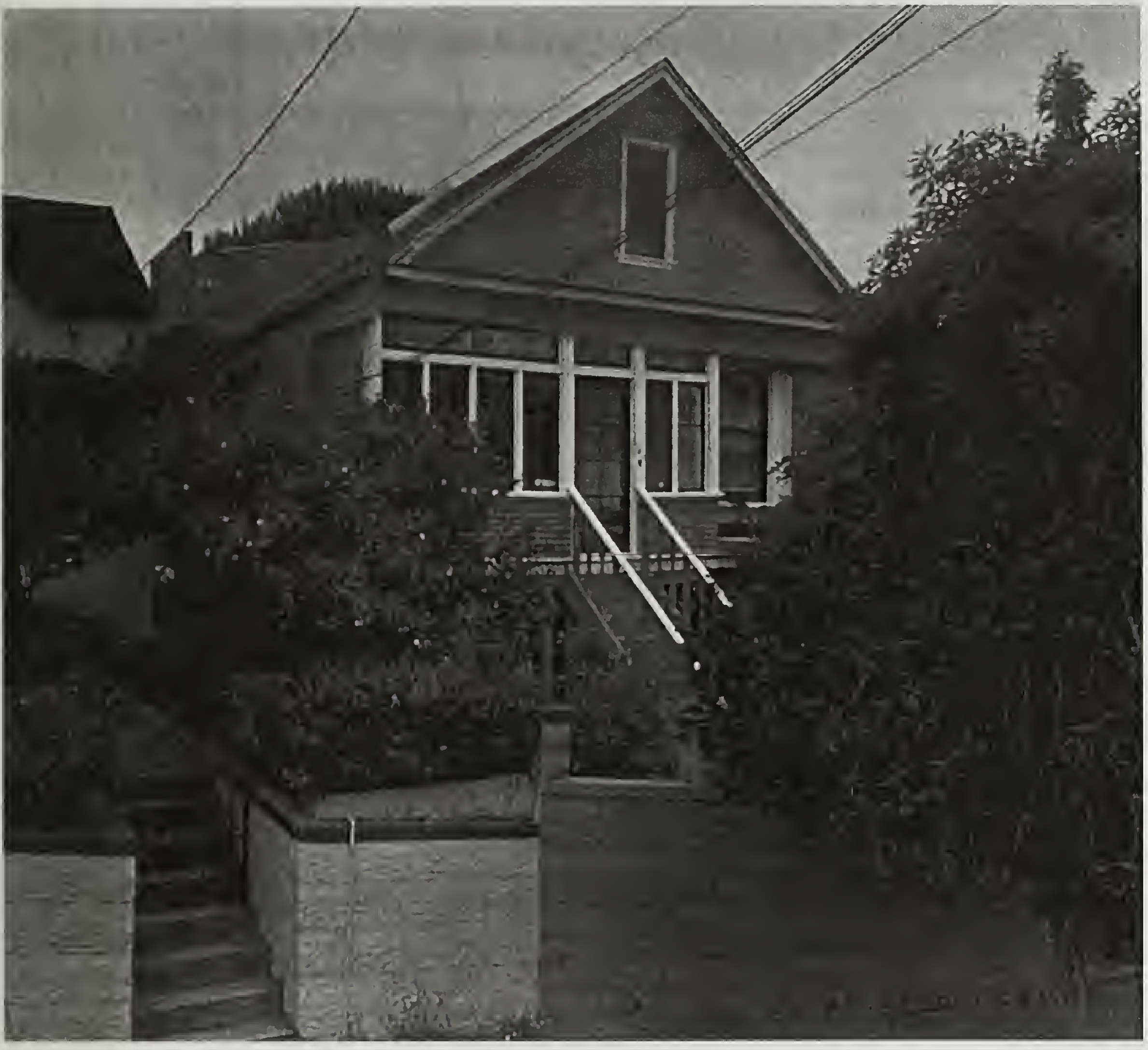
According to the Supplemental Information Form for Historic Resource Determination prepared by Tonia Stoski (dated February 19, 2014) and information found in the Planning Department files, the subject property at 130 Lippard Avenue contains a 1-story-over garage, wood frame single-family residence constructed in 1909 in a Vernacular architectural style. The original architect is unknown and the builder was Turner & Scott, likely the firm of the original owner John Turner. Known exterior alterations to the property include: repair of rustic board siding at north side of house (1919), non-structural demolition (1987), fire restoration/repair fire damaged structure (1987). Convert light well to attic stairwell and remove existing attic stairwell from existing location (1987), termite repairs (1988).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a vernacular single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Glen Park neighborhood and is outside the boundaries of the previously documented Glen Park Survey Area. The majority of the buildings along the subject block face were constructed between 1906 and 1916 and the Glen Park Elementary is located on the facing block. The buildings along the subject block face were constructed during the same period in similar Vernacular, Craftsman and Queen Anne architectural styles, however, these buildings are non-descript examples of these styles and do not exhibit architectural detailing such that would make them architecturally significant. The subject block does not contain a concentration of historically significant buildings and no historic district appears to exist in the area.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-23-14



130 Lippard Avenue, looking northwest. Image courtesy of Google StreetView, 2014.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
53 States St		2623/074	
Case No.	Permit No.	Plans Dated	
2014.0177E		1/31/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval.			
Demolition of a single-family dwelling and new construction of a two-residential-unit building with parking.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☐	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☑	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: per PTR form dated 5/16/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

5·28·2014

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	**Signature or Stamp:**
Project Approval Action: Select One CPC Action *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	5·28·2014

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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CA 94103-2479

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Planning
Information:
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Preservation Team Meeting Date:		**Date of Form Completion**	5/16/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	53 States Street	
Block/Lot:	Cross Streets:	
2623/074	Castro Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0177E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	1/31/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Tim Kelley Consulting (dated November 2013).

Proposed project: demolition of existing single-family residence and construction of a two-unit residential building with parking.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by Tim Kelley Consulting (dated November 2013) and information found in the Planning Department files, the subject property at 53 States Street contains a 1-story-over basement; wood frame single-family residence constructed in 1911 in a Vernacular architectural style. The original architect is unknown. Known alterations to the property include: recladding the front with wood shingles (1956), foundation work (2008, 2009), retaining wall work (2009), and convert existing storage space on lower level to living space, new windows (2009). Unpermitted alterations include: enclosure of the entry porch (unknown date), construction of a rear addition (between 1913 and 1938).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building has been altered from its original appearance and represents a vernacular single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

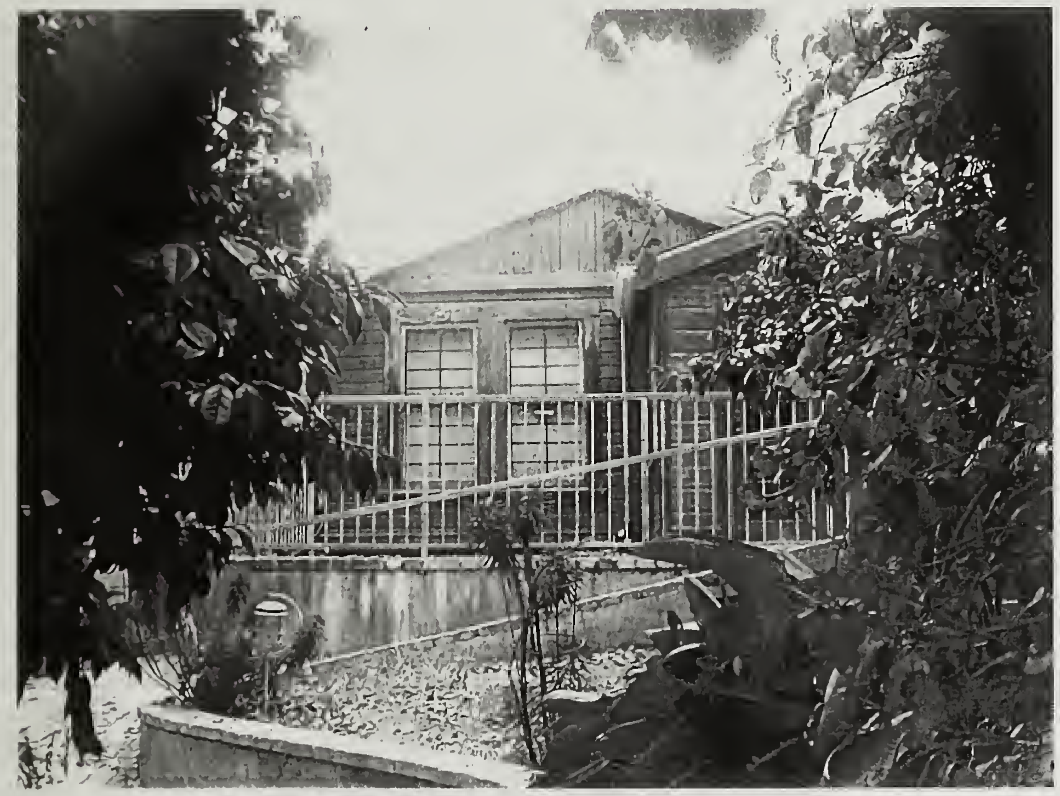
The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Castro/Upper Market and Corona Heights neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-23-14

PART I HISTORICAL RESOURCE

53 STATES STREET
SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC
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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
135 El Camino Del Mar		1334/031	
Case No.	Permit No.	Plans Dated	
2014.0558E	201309207318	8/22/2013	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Remove third floor addition and revert to gable roof. Update additions building without permits. Alteration to include veranda and first floor and terrace at second floor.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling [illegible]

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☒	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more work descriptions. GO TO STEP 5.**
☐	Project involves **less than four work descriptions. GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:

☒ 9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: ________________ *(attach HRER)*

b. Other *(specify)*: per PTR form dated 5/15/2014.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☒ **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Gretchen A. Hilyard 5/28/14

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☒ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen A. Hilyard 5/28/14
Project Approval Action: Building permit Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	5/15/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	135 El Camino del Mar	
Block/Lot:	Cross Streets:	
1334/031	25th Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0558E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	8/22/2013

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form for 135 El Camino del Mar prepared by William Kostura, dated April 2014.

Proposed project: Response to N.O.V.s to remove 3rd floor addition and revert back to gable roof, update additions built without proper permits, and rebuild a portion of the building constructed over the property line.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Evaluation prepared by William Kostura (dated April 2014), the subject property at 135 El Camino del Mar contains a two-story-over-garage, wood frame, single-family residence designed in a modified half-timbered Elizabethan style with Postmodern alterations. The building was originally constructed in 1935 for Matthew A. Little and was designed by Masten & Hurd. The subject property has undergone many phases of insensitive alterations over time. Sometime between 1938 and 1950, a large garage was added to the front of the property. In 1998, the street and sidewalk adjacent to the property collapsed and severely damaged the subject property and the garage and a portion of the first story collapsed into a large sink hole. The building was repaired and the front of the building was modified with a large Postmodern style addition. Combined with a series of un-permitted alterations in 2008 to create a two-story-over garage addition at the front of the building, the late 20th century repairs stripped the building of historic integrity to its original construction period.

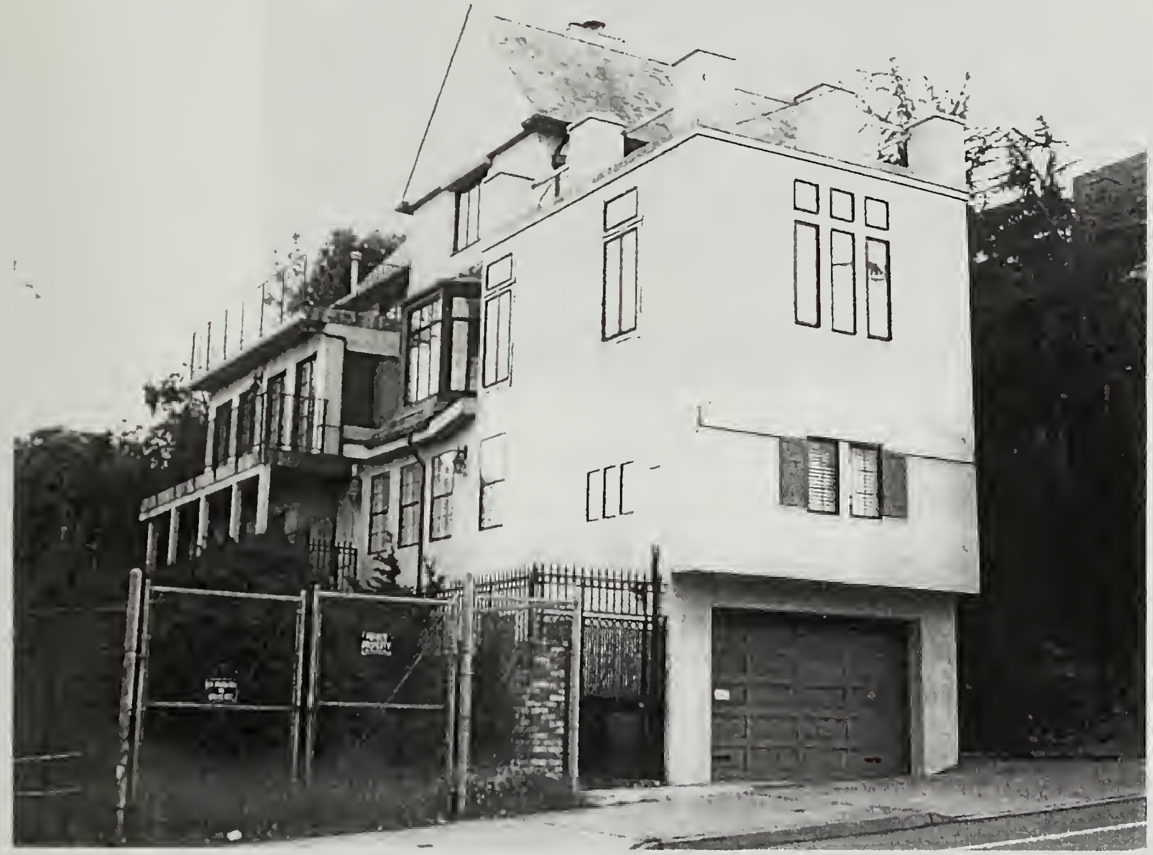
Staff finds that the subject property is not eligible for listing in the California Register under any criteria, specifically: no known historic events occurred at the property (Criterion 1), none of the owners or occupants have been identified as important to history (Criterion 2), and the building is not architecturally distinct (Criterion 3) such that they would qualify for listing in the California Register. Although the building was designed by Masten & Hurd, it has been significantly altered from its original appearance and no longer represents the work of the firm.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Outer Richmond neighborhood just south of the boundaries of the eligible Seacliff Historic District. The subject block exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

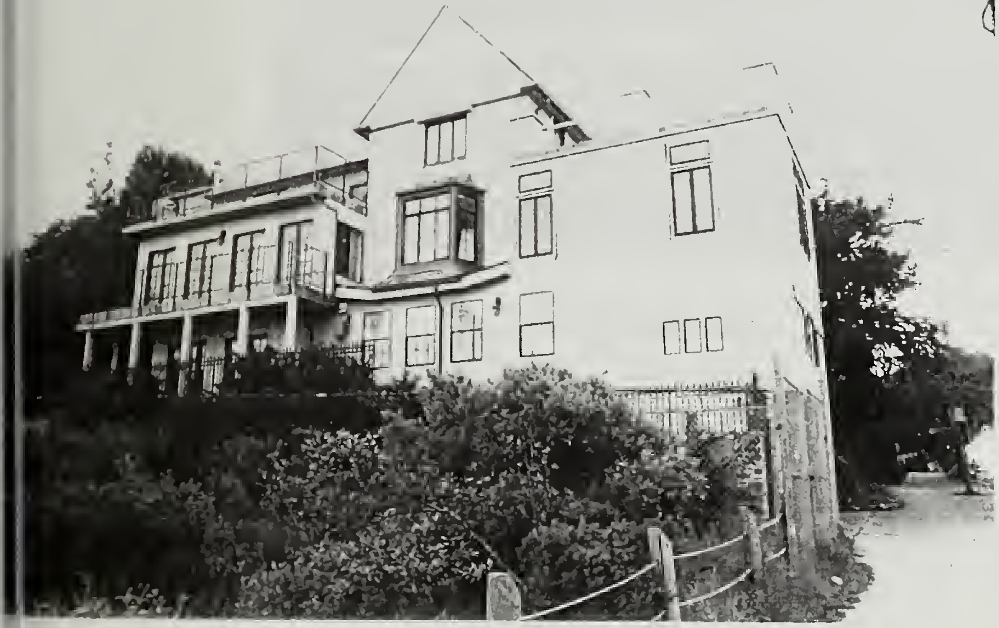
Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-23-14

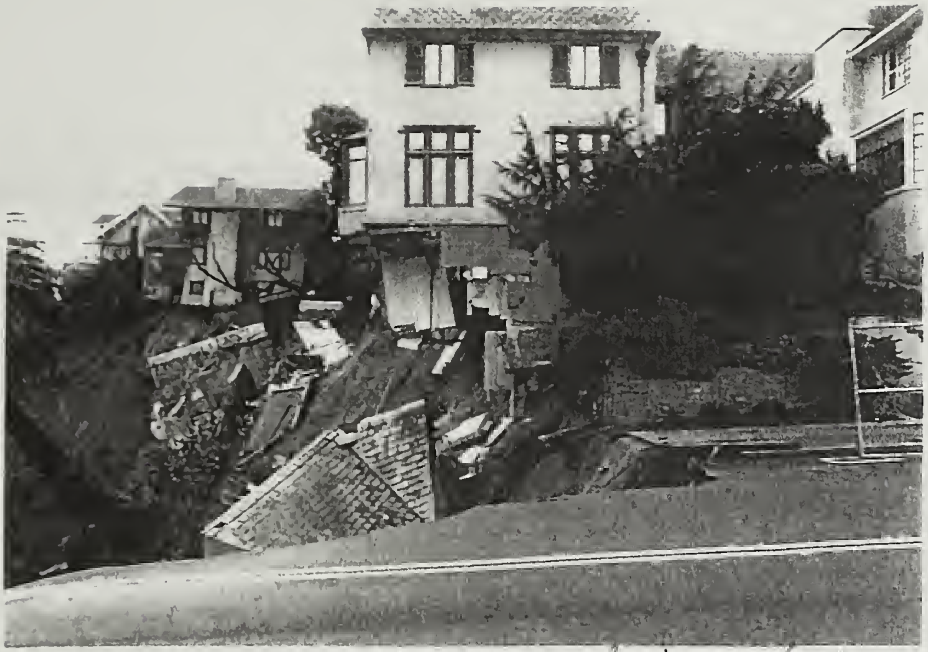
Photographs of 135 El Camino del Mar



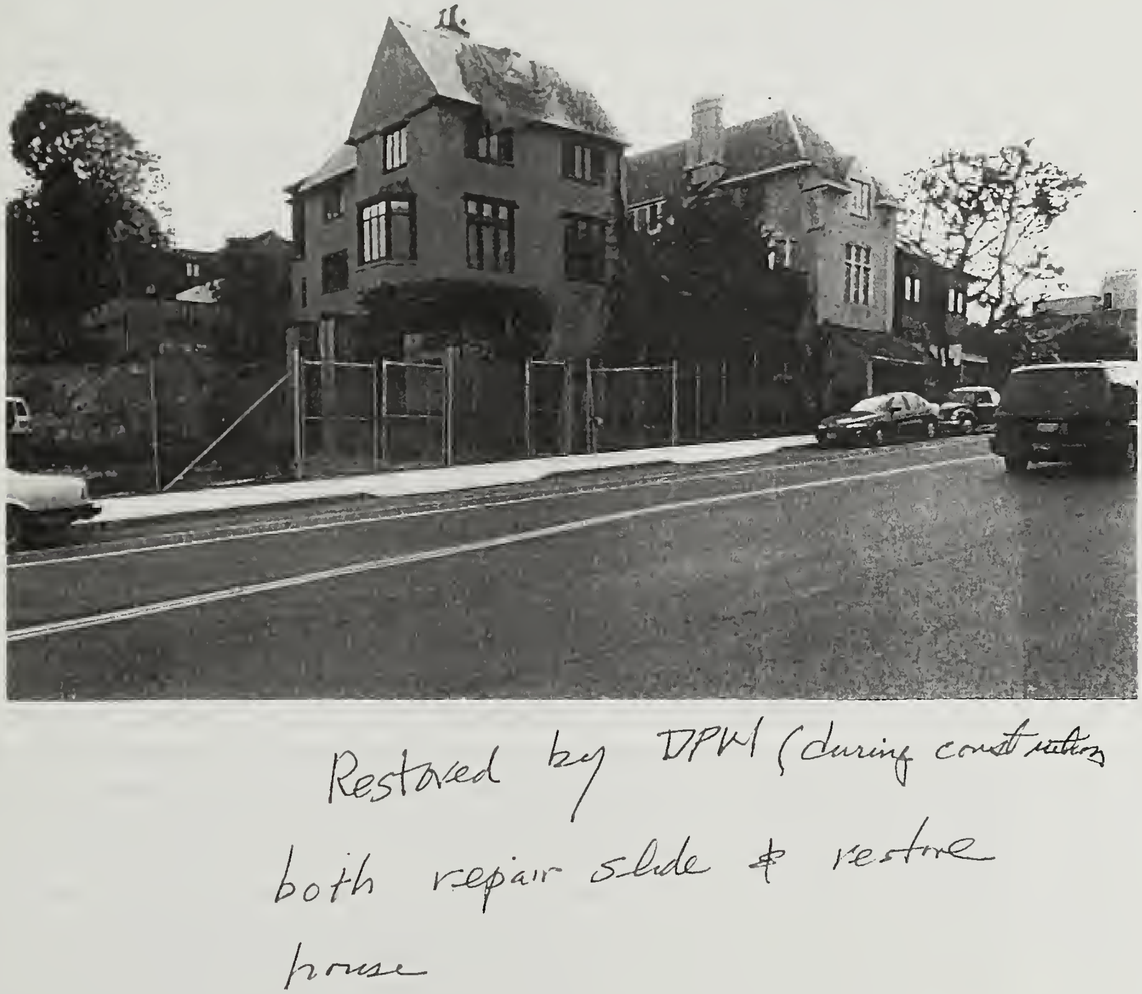
Above: perspective view from the east.



At left: looking west toward the east facade. Here, it is clear how the post-1950 addition obscures much of the older part of the house.



Time of wash out



Restored by DPW (during construction

both repair slide & restore

house

ca 1998

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT
JUN - 5 2014
SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
910-912 Rhode Island St.		4094/022	
Case No.	Permit No.	Plans Dated	
2014.0620E	201401236895	10/4/2012	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. ALTER FRONT FACADE WITH NEW SQUARE BAY. NEW WINDOWS, NEW STUCCO & MODIFY (E) REAR STAIR			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

114

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots*)
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling No excavation	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance** or repair to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction,** or fences not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project does **not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: per PTR form dated 5/16/14.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
5-28-14	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** 5-28-2014
	Project Approval Action: Select One Building permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

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PLANNING DEPARTMENT

1650 Mission St.
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San Francisco,
CA 94103-2479

Reception:
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Fax:
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Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	5/16/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	910-912 Rhode Island Street	
Block/Lot:	Cross Streets:	
4094/022	Southern Heights Ave	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0620E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 10/4/2012

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Xie Guan (dated May 14, 2014).

Proposed project: Remove (E) wood shingles and windows, new stucco and windows, new square bay with cedar siding and enlarge (E) entry.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

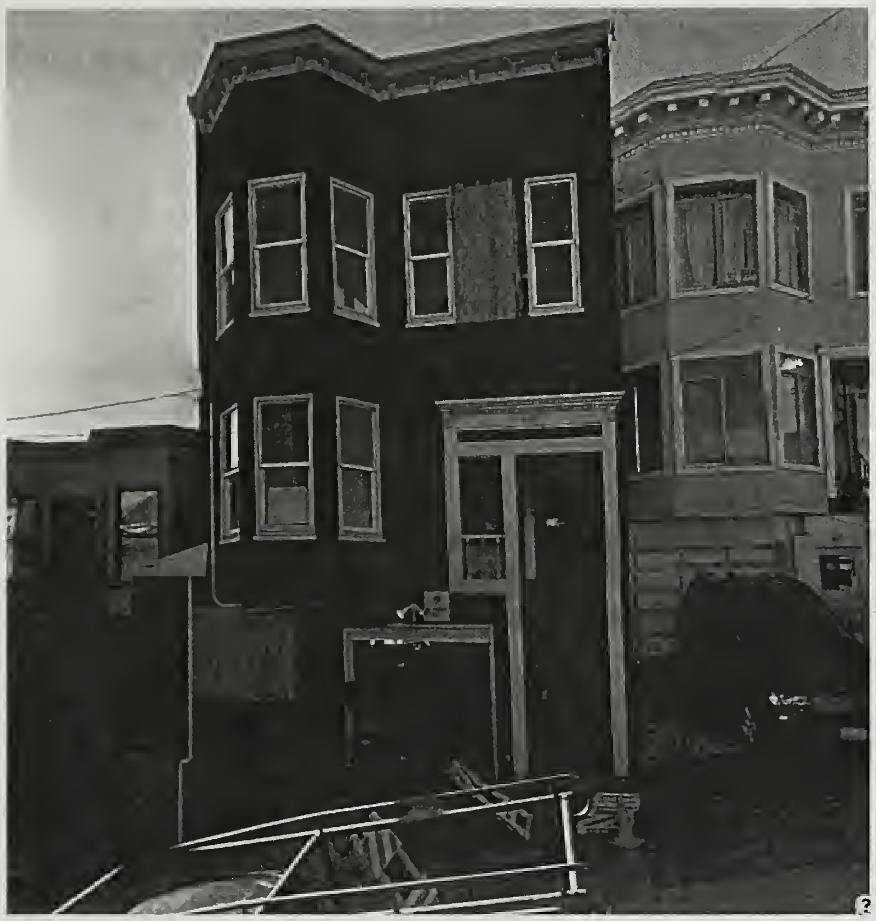
According to the Supplemental Information Form for Historic Resource Determination prepared by Xiu Guan (dated May 14, 2014) and information found in the Planning Department files, the subject property at 910-912 Rhode Island Street contains a 2-story-over-garage; wood frame multi-family residence constructed in 1911 in a Victorian architectural style by architect O.E. Evans and was subsequently altered from its original appearance. Known alterations to the property include: construction of a front addition (1921), construction of a rear stair and rear addition (1928), rear building remodel (1945), replacing stucco with wood shingles (1985), termite repair (1989), garage remodel (2013).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a stripped example of a Victorian era residential building and no longer displays its historic features. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Potrero Hill neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-23-14



View of subject property looking west. Image source: Google Street View, 2014.

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Certificate of Determination
Exemption from Environmental Review

Case No.: **2013.1334E**
Project Title: **Alamo Square Park Restroom and Irrigation Upgrade Project**
Zoning: P (Public) Zoning District
OS Height and Bulk District
Block/Lot: 0799/001
Lot Size: 553,212 square feet (12.7 acres)
Project Sponsor: Mary Hobson, SF Recreation and Parks Department - (415) 581-2575
Staff Contact: Christopher Espiritu – (415) 575-9022 - Christopher.espiritu@sfgov.org

PROJECT DESCRIPTION:

The proposed project includes renovation of an existing restroom facility, construction of a new additional restroom on-site, and full replacement of the irrigation system at Alamo Square Park. The approximately 12.7-acre project site is located on a lot bounded by Fulton Street to the north, Hayes Street to the south, Steiner Street to the east, and Scott Street to the south, in the Western Addition neighborhood. The park is a primarily open landscaped area with on-site features such as a playground, tennis court, and a free-standing restroom located on the south side of the park. (Continued next page)

EXEMPT STATUS:

Categorical Exemption, Class 1 and Class 3 (California Environmental Quality Act [CEQA] Guidelines Section 15301 and Section 15303).

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

May 29, 2014
Date

cc: Mary Hobson, Project Sponsor
Shelley Caltagirone, Preservation Planner
Virna Byrd, M.D.F.
Supervisor London Breed, D5 (via Clerk of the Board)
Historic Preservation Distribution List

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PROJECT DESCRIPTION (continued):

As part of the proposed project, the existing 660 square-foot (sq ft) restroom facility would be renovated to comply with current Building Code requirements. Also, a new 191-sq-ft, 10-ft-tall, unisex restroom facility would be constructed just north of the existing playground, which includes a new stamped-asphalt plaza adjacent to the playground and new restroom. The proposed project would also include an upgrade of the existing irrigation system, which involves the installation of new irrigation lines, valves, and other related equipment throughout landscaped areas of the park. Finally, the proposed project would also include minor landscaping treatments such as the installation of drought-tolerant landscaping, which would reduce water demand in the park, especially along sloping areas near Fulton and Scott streets.

Project Approvals

The proposed project would require the following approval:

- Certificate of Appropriateness (Historic Preservation Commission)
- Building Permit (Department of Building Inspection)

Approval Action: The Approval Action for the proposed project is the approval of the Certificate of Appropriateness by the Historic Preservation Commission. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Resources. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Department's Historic Preservation staff analyzed the proposed project using available records, such as the designation ordinance for Alamo Square Park Landmark District and Page and Turnbull's Historic Resource Evaluation (HRE). An Historic Resources Evaluation Response (HRER) was also prepared by preservation staff and is part of the record.[1,2]

Alamo Square Park is located within the Alamo Square Landmark District (the district), which was designated as a local historic district in 1984. As described in Appendix E to Article 10 of the San Francisco Planning Code, the district "is significant as a continuum of distinguished residential architecture by distinguished architects spanning the period from the 1870s to the 1920s ... and clearly serves as a visual reminder of how businessmen lived two to four generations ago." The landmark nomination for the district identified Alamo Square Park as a contributing element to the historic district, but does not describe the individual features of the park or its potential individual significance.

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[1] Page & Turnbull, Historic Resource Evaluation for Alamo Square Park. February 13, 2014. This document is available for review as part of Case File No. 2013.1334E at the SF Planning Department, 1650 Mission Street, Suite 400.

[2] Shelley Caltagirone, Preservation Planner - *Historic Resource Evaluation Response (HRER) – Parts 1 and 2*. April 8, 2014. This document is available for review as part of Case File No. 2013.1334E at the SF Planning Department, 1650 Mission Street, Suite 400.

The district contains buildings in a variety of architectural styles, approximately half of which are Victorian and one-third of which are Edwardian. The typical building height is two to three stories; however, the district contains a number of apartment buildings reaching up to 6 stories in height. Historically, the Alamo Square neighborhood was first established as an enclave for primarily upper-middle class residents, often business men and their families. As a result, the area contains a higher than average percentage of architect-designed homes. Later, from about 1912 to 1934, new construction in the neighborhood consisted primarily of apartment blocks, usually replacing earlier large dwellings. The period of significance for the district is 1870-1929. During the latter half of the period of significance, the district increased in density and attracted a growing number of renters. Physical development of the area essentially ended with the Great Depression.

In order for a property to be eligible for listing in the National Register or California Register, it must be found significant under one or more of the following criteria: Criterion 1 (Event), Criterion 2 (Persons), Criterion 3 (Architecture), or Criterion 4 (Information Potential). Resources eligible for the National Register are automatically listed in the California Register. Preservation staff reviewed Alamo Square Park for individual significance under each criterion and related conclusions are discussed below.

Under Criterion 1 (Events), Alamo Square Park is associated with the development of the Alamo Square neighborhood, but the development patterns and distinctive architecture that characterize the area had long been established by the time the park was first graded in 1892. Furthermore, research did not suggest that any of the events or activities that took place in the park were significant enough to qualify under this criterion.

Alamo Square Park is also not individually eligible for listing under Criterion 2 (Persons), although a number of persons have contributed to the park's development. However, the park is not directly associated with persons significant in local, California, or national history. While the most prominent individual associated with the park is former San Francisco Superintendent of Parks, John McLaren, this association does not appear sufficient to qualify Alamo Square Park for listing under this criterion.

Under Criterion 3 (Architecture), Alamo Square Park is not eligible for listing since the park does not significantly represent a particular type or period of construction, does not represent the work of a master, nor does it possess high artistic value as a designed landscape. No evidence was found to support that Alamo Square Park was a formally designed landscape, especially since it developed in pulses of activity over the course of 25 years.

Finally, based upon a review of information in Department records, Alamo Square Park is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Further, Alamo Square Park, by itself, would not likely yield important information important to history, such as evidence of unique building materials or methods. Preservation Staff also determined that the existing structures (restrooms) located on the project site are not examples of a rare construction type.

Although Alamo Square Park is not eligible for individual listing in the California and National registers, it is a contributor to the locally designated Alamo Square Landmark Historic District. The park was developed during the historic district's period of significance from the 1870s until the 1920s. From at least the 1890s, it functioned as the principal recreational element of the neighborhood, and its components reflect various trends in park design ideals throughout the years.

As a contributor to a locally designated historic district, Alamo Square Park was considered to be a "historic resource" for the purposes of CEQA. Preservation staff then evaluated whether the proposed project would materially impair the character-defining features of the historic district and cause a substantial adverse change in the significance of the district. CEQA defines a "substantial adverse change" as the physical demolition, destruction, relocation or alteration of the historical resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. CEQA then defines "materially impaired" as work that materially alters, in an adverse manner, those physical characteristics that convey the resource's historical significance and justify its inclusion in the California Register, a local register of historical resources, or an historical resource survey.

Preservation staff evaluated the project using the National Park Service's *Guidelines for the Treatment of Cultural Landscapes* (NPS Guidelines) that provide guidance for evaluating changes to cultural landscapes. The proposed project was reviewed to determine whether the project would impair the park's historical significance as the central feature of the first planned community in San Francisco

As discussed in the HRER, the proposed project meets the NPS Guidelines that apply the Secretary of the Interior Standards to landscape features. The NPS Guidelines establish a hierarchy of treatments, beginning with (1) identification/retention of historic features and materials, (2) maintenance of historic features and materials, (3) repair of historic features and materials, (4) replacement of deteriorated historic features and materials, (5) replacement of missing features, and (6) alterations and additions for new uses. Treatment recommendations (1) through (4) would apply to the character-defining features of the park, which are all proposed to be retained, repaired, or replaced in-kind. Character-defining features of the park include the following: concrete perimeter curb/wall and piers, five concrete staircases at park entrances, hilltop location and topography, iconic views of downtown San Francisco and "Postcard Row" across Steiner Street, mature plantings and open lawns that were part of the original 1900 landscaping program, generally symmetrical and curvilinear design pattern of pedestrian paths and ramps, convenience station (1915 construction only), location of tennis court (excluding non-historic materials), and location of the playground (excluding non-historic materials). The proposed project would include work on the existing restroom and irrigation system which would rehabilitate existing features while retaining their material and design integrity.

Treatment recommendation (5) concerns replacement of missing historic features and materials when historical, pictorial or physical documentation is available. This treatment allows for either accurate restoration of the missing feature or designing new structures, furnishings and objects that are compatible with the historic character of the landscape. However, the proposed project does not include the replacement of any missing features as the park appears to retain all of its original features, thus this treatment would not apply to the project.

Treatment recommendation (6) concerns alterations and additions for new uses. It requires that these elements be compatible with the preservation of the historic character of the landscape. This would apply to the proposed new restroom, proposed stamped asphalt plaza, and the new plantings. While the Standards allow for new features to be incorporated into the park, they need to be designed in a manner that is visually compatible with the mass, scale, form, features, materials, texture and color of the historic park.

Preservation Staff found that the addition of a new restroom, installation of a new stamped asphalt plaza, and new plantings would comply with NPS Guidelines regarding the addition of new elements to Alamo Square Park as follows:

> *New Restroom*
>
> The new restroom would not cause the removal of any important features of the park. It would be located in an area that does not contain historic features since the area was previously altered by the renovation and expansion of the playground. Its location next to the playground would not disturb the overall spatial organization of the park. The scale of the building would be proportionate relative to the historic features of the park. Also, the proposed textured and tinted concrete material would relate well to the existing stucco-clad restroom and the historic concrete retaining walls found throughout the district.
>
> *Stamped Asphalt Plaza*
>
> The new paving treatment for the plaza between the playground and new restroom would blend well with the existing asphalt paving system and would not interrupt or detract from the historic circulation pattern in the park.
>
> *New Plantings*
>
> The existing landscaping program would be maintained as the proposed plantings would not detract from the open lawns in the more gently sloped portions of the park or the mature trees. The work would also support the future maintenance of the landscape by reducing its reliance on irrigation.

For the above reasons, the proposed project would not materially impair the characteristics of the existing historic resource, thus the proposed project would not result in significant impacts related to historic resources.

Biological Resources. The proposed project would not remove any existing trees within Alamo Square Park. A Tree Disclosure Statement prepared for the project[3] noted that there are no Landmark or Significant Trees located on the project site, as identified under the Public Works Code, and that there are no Street Trees within the public right-of-way adjacent to the project site. Therefore, the proposed project would not have significant impacts related to biological resources.

---

[3] Mary Hobson, Recreation and Parks Department (Project Sponsor). *Required Checklist for Tree Planting and Protection-Alamo Square Park*, December 17, 2013. This document is available for review as part of Case File No. 2013.1334E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

Exemption Class. CEQA State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for the maintenance of existing landscaping and native growth, where such maintenance pertains primarily to existing landscaping and replacement with similar landscaping. This exemption also includes the restoration and rehabilitation of deteriorated or damaged structures. The proposed project would include the replacement of the existing irrigation system, landscaping, and incorporation of related water conservation lawn alternatives, as well as the rehabilitation of the existing on-site restroom facility. Therefore, the proposed project would be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15303, or Class 3, provides an exemption from environmental review for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed project would include the construction of a new unisex restroom facility in Alamo Square Park. Therefore, the proposed project would be exempt from environmental review under Class 3.

CONCLUSION:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
601 Pacheco St		2130A/001D	
Case No.	Permit No.	Plans Dated	
2014.0380E		2/24/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical addition			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Slope <20%.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. (*Requires approval by Senior Preservation Planner/Preservation Coordinator*) a. Per HRER dated: ________________ (*attach HRER*) b. Other (*specify*): PER PTR FORM SIGNED BY SENIOR PRESERVATION PLANNER 5/2/2014
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either (*check all that apply*): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: DOUG VU.	**Signature or Stamp:**
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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Information:
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Preservation Team Meeting Date:	4/28/2014	**Date of Form Completion**	4/23/2014

PROJECT INFORMATION:		
Planner:	Address:	
Doug Vu	601 Pacheco Street	
Block/Lot:	Cross Streets:	
2130A/001D	Aerial Way & 10th Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014.0380E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	2/24/2014

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource Present ○ Yes ● No * ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Dan Spiegel (signed 2/24/2014) and additional literature/permit research conducted by Department staff, the subject corner lot property at 601 Pacheco Street is improved with an "L" shaped detached single-family dwelling constructed in 1938 by real estate developer A. R. Lyon. The "Contractor Modern" style residence has a basement-level two-car garage that fronts 10th Ave. and a single floor of living space above, which has an entrance that is elevated above the street level and accessed by a series of steps. The dwelling is capped with a front-facing gable at the right and and a cross gable at the left above the garage. Permit records document re-cladding with asbestos siding in 1957 and undocumented alterations include the enclosure of the side porch.

This subject block is in the Inner Sunset neighborhood and contains exclusively single-family dwellings buildings that are two to three stories at the street facade, the majority of which were constructed between 1925 and 1960, with some built as recent as 2006 and primarily in the Mediterranean Revival and Contractor Modern styles. The building is currently clad in horizontal wood siding, retains the original wood hung windows that have divided lites and simple board trim, and lacks any ornamentation or architectural detail. Contractor (or Vernacular) Modern homes do not convey any notable design values, nor an identifiable association with a specific period of construction. They are not architecturally distinct and do not qualify for listing in the California Register under Criterion C/3.

In addition, no known historic events occurred at the property that would qualify it for listing under Criterion A/1, and none of the owners or occupants have been identified as important to history to qualify it for listing under Criterion B/2.

The subject building is not located within the boundaries of any identified historic districts. Although the block is a cohesive collection of Contractor Modern buildings, it is typical of the residential development found throughout the Inner and Outer Sunset neighborhoods, and would not qualify as a potential historic district.

Therefore, 601 Pacheco Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-2-2014

SAN FRANCISCO
PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2251 Greenwich Street		0515/031	
Case No.	Permit No.	Plans Dated	
2012.1443E	N/A	09/10/12	
☐ Addition/ Alteration	☑ Demolition (requires HRER if over 50 years old)	☑ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Demolition and new construction of Fire Station #13. The proposed project includes demolition of the existing 2-story, 10,272 square foot (sf) fire station built in 1938 and construction of a new 2-story, 10,398 sf fire station on the same lot with three programmed areas: (1) Apparatus bay and support, (2) firefighter operations, and (3)living quarters. The project also includes replacement of the roof top generator, removal of one underground storage tank and replacement of a second underground storage tank.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☐	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☑	Class__ 2 Replacement & reconstruction of existing structures/facilities. New structure located on the same site as structure replaced with substantially the same purpose & capacity.

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☑	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☑	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area*)
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine*)

***If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.**

☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jessica Range

Correction to exemption issued 1/23/2013. Proposed project subject to soil & groundwater remediation in compliance with Health Code Article 22B (Maher Ordinance). Project sponsor has enrolled in the Maher Program with the San Francisco Department of Public Health. Project reviewed by staff archeologist.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 12/28/2012 *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Allison K. Vanderslice [illegible]

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☐	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Jessica Range	Signature or Stamp: Jessica Range Digitally signed by Jessica Range DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Jessica Range, email=jessica.range@sfgov.org Date: 2014.06.02 11:41:55 -07'00'
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	December 28, 2012
Case No.:	2012.1443E
Project Address:	2251 Greenwich Street (Station #16)
Zoning:	P (Public) 40-X Height and Bulk District
Block/Lot:	0515/031
Staff Contact:	Allison Vanderslice, Preservation Planner (415) 575 - 9075 allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject parcel is located on the south side of Greenwich Street between Steiner Street and Fillmore Street in the Marina District. The property is San Francisco Fire Station #16 and is located within a P (Public) Zoning District and a 40-X Height and Bulk District.

2251 Greenwich Street was constructed in 1938 in the Spanish Eclectic / Mission Revival style as a fire station for the San Francisco Fire Department (SFFD). In 1955-56 the building underwent a major renovation funded by the 1952 Firehouse Bond. The two-story, reinforced concrete fire station is now in the altered Modern style. The irregular plan building is topped with a gable roof toward the north (primary façade), a narrow flat-roofed addition at the east, a shed roof at the center, a flat-roofed deck toward the south, and flat-roofed, one story kitchen wing at the southwest corner. The cladding is stucco and fenestration is primarily multi-lite, fixed metal sash windows. The primary façade (north) contains two rectangular apparatus room openings with metal roll-up doors.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1938).

Neighborhood Context and Description

The subject parcel is within a mixed-use district comprised primarily of mulit-family residences with some commercial buildings closer to Fillmore Street in the Cow Hollow neighborhood of the Marina District. The majority of buildings on the subject block face were constructed in the early 20th century and are interspersed with ~~some later development. The area does not appear to constitute a cohesive collection of styles or types. Prior to~~ the construction of Station #16 in 1938, the lot was occupied by three commercial buildings fronting on Greenwich Street with residential in the rear fronting on Pixley Street. 2251 Greenwich Street was constructed in 1938 for Engine 20, which was relocated from 2666 Lombard Street, several blocks to the west of the subject parcel.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the attached DPR form prepared by Page & Turnbull for the subject property, dated February 15, 2012, and the information found in the Planning Department's records, Department staff finds that the subject building is not individually eligible for inclusion on the California Register and does not contribute to the San Francisco 1952 Firehouse Bond Act Thematic Historic District or any other eligible historic district.

Constructed in 1938, Station #16 was built during the term of Chief Charles J. Brennan (1929-1943). Due to the Great Depression, the early years of Brennan's term required deep cuts to the fire department and a halt on all building programs and even standard maintenance until the formation of the Works Project Administration.[1] The highlights of Brennan's tenure were not associated with any notable construction programs but with the restructuring of the SFFD. Specifically, Brennan increased the responsibility and importance of the Bureau of Fire Prevention and Public Safety and established seven permanent inspectors.[2] Few other changes occurred at the Department during the late 1930s prior to new responsibility associated with the 1939-1940 World Fair.[3] For additional information on the history of the SFFD, see the attached DPR form prepared by Page & Turnbull.

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[1] "Historical Review, Part II: The Paid Department." *San Francisco Fire Department Museum*, Accessed December 28, 2012: http://guardiansofthecity.org/sffd/history/paid_department.html

[2] "Charles J. Brennan, Chief Engineer, 1929-43." *San Francisco Fire Department Museum*, Accessed December 28, 2012: http://guardiansofthecity.org/sffd/history/paid_department.html

[3] "Historical Review" *San Francisco Fire Department Museum*.

San Francisco 1952 Firehouse Bond Act Thematic Historic District

A Historic Resource Evaluation Report prepared by Page & Turnbull in March 2010 for 676 Howard Street (Station #1) identified 14 firehouses as constituting a potential discontiguous thematic historic district that is significant under Criterion 1 (Events) and Criterion 3 (Architecture).[4] The proposed district is notable for the strong collection of International Style firehouses and as the largest firehouse building campaign undertaken by the City of San Francisco. The period of significance relates to the construction campaign authorized by the 1952 Firehouse Bond Act that dates from 1952 to 1961. The firehouse inventory compiled by Page & Turnbull for the proposed discontiguous district includes firehouses that were built between 1953 and 1961 in the International Style and does not include existing stations that were altered or upgraded during that period. While the subject property underwent major alterations in 1955-1956 as part of the construction campaign, the building is clearly a stripped down version of its earlier style and is not an example of the International Style. 2251 Greenwich Street does not contain the character-defining features of the district nor did it significantly contribute to the modernization of the SFFD and, therefore, it is not a contributing property to the San Francisco 1952 Firehouse Bond Act Thematic Historic District.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1938, the subject property does not appear to be associated with any events significant in the history of the SFFD or San Francisco generally. While Station #16 was renovated in the mid-1950s as part of the 1952 Firehouse Bond Act, this association is not significant in the broader trend of the modernization of the SFFD. Therefore, Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records do not indicate that any persons significant in the local, regional or national past are associated with the subject property. The station was constructed during the tenure of Chief Brennan but does not appear to be associated with him directly or with the main achievements of his career. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The property was constructed in 1938 as a firehouse in the Spanish Eclectic style. The original architect and builder were not identified. The building underwent a major alteration in 1955-56 which included the following changes: the façade was reclad and stripped of all ornamentation; the apparatus room openings were converted from arched openings to rectangle openings; and all windows and doors were replaced. Due to these alterations, the building is no longer a good example of the Spanish Eclectic style. Although the building underwent a major alteration in the 1950s, it is not a good example of the International Style or Modern-period architecture generally, particularly with the gable roof. Therefore, it is not a good example of a type, period, or method of construction. Nor does the building possess high artistic values. Lastly, the building does not contribute to a grouping of similar buildings. As outlined above, the building does not contribute to the San Francisco 1952 Firehouse Bond Act Thematic Historic District nor does the surrounding block appear to be a potential historic district. Therefore, the subject property does not appear to be eligible for listing on the California Register as an individual resource or as a contributor to a historic district under Criterion 3.

---

[4] Page & Turnbull, *Historic Resources Evaluation for SFFD Station No. 1, 676 Howard Street, San Francisco, California*, March 31, 2010. A copy of this report is on file with the Planning Department at 1650 Mission Street, Suite 400 and is available for public review as part of project file 2009.0291E.

Criterion 4: **Property yields, or may be likely to yield, information important in prehistory or history.** Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks
Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Since 2251 Greenwich Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 2251 Greenwich Street was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

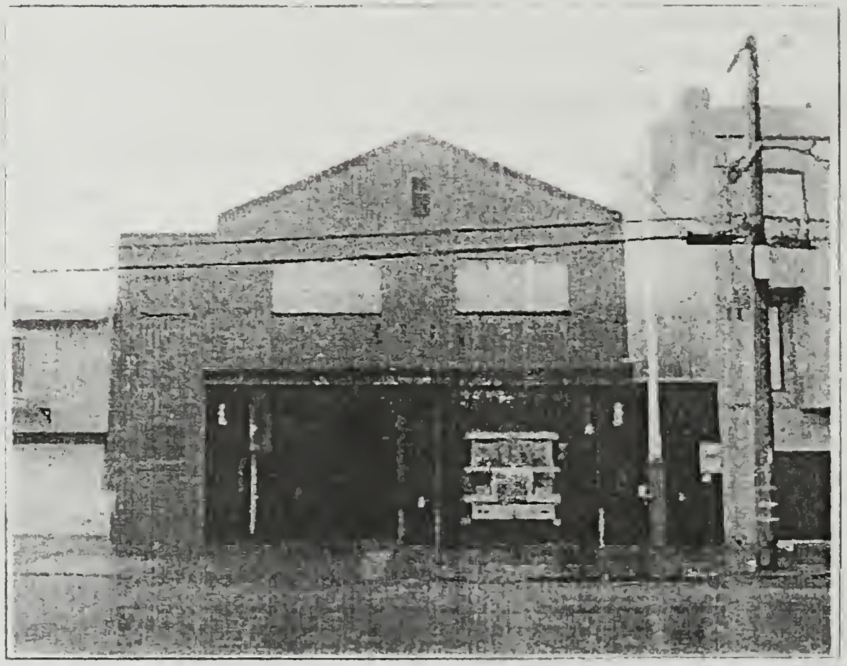
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 1-16-2013

Tina Tam, *Senior Preservation Planner*

IMAGE



Source: Page & Turnbull, February 2012

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 9 **Resource name(s) or number**(assigned by recorder) 2251 Greenwich Street

P1. Other Identifier:
*P2. Location: ☐Not for Publication ☒Unrestricted *a. County San Francisco
*b. USGS 7.5' Quad San Francisco North, Calif. Date: 1995
*c. Address 2251 Greenwich Street City San Francisco Zip 94123
*e. Other Locational Data: Assessor's Parcel Number Block: 0515 Lot: 031

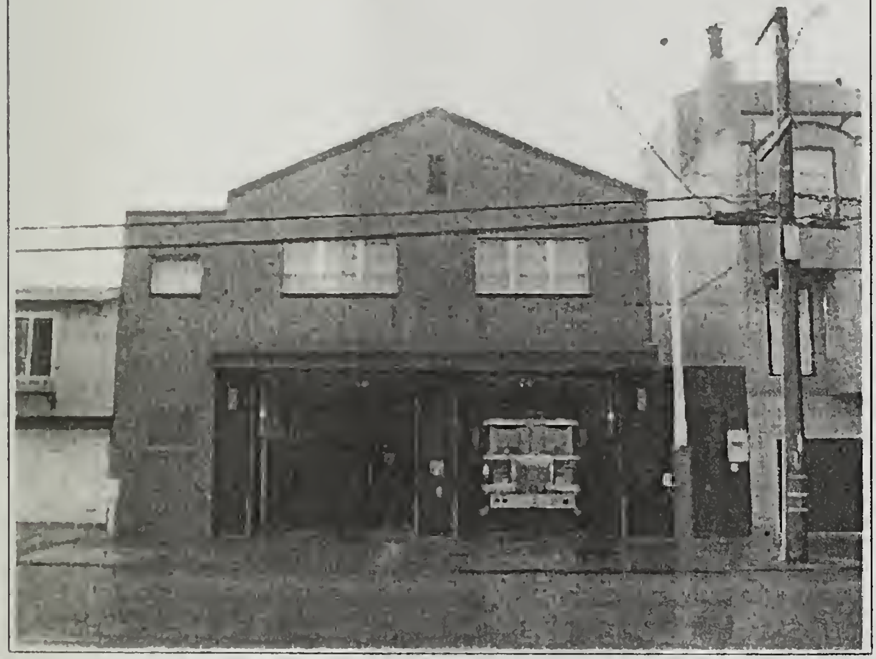
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

2251 Greenwich Street occupies a 48' x 120' lot on the south side of Greenwich Street, between Steiner and Fillmore Streets. Built in 1938, the two-story, reinforced concrete fire station is designed in an altered Modern style. The irregular-plan building is clad in smooth stucco. It is capped by a gable roof toward the north, a narrow flat-roofed addition at the east, a shed roof at the center, a flat-roofed deck toward the south, and a flat-roofed kitchen wing at the southwest corner The primary façade faces north It features a four-light steel-sash hopper window behind a metal grille at the first story, as well as two apparatus room (garage) openings with roll-up metal doors. One four-light steel-sash hopper window and two three-part multi-light steel-sash awning windows are located at the second story. The façade terminates in a metal vent in the gable end and a simple cornice and concrete parapet The primary entrance is located in a recessed bay to the west, and is accessed through a metal gate within a scored stucco concrete wall. A brick walkway leads to a shed-roofed entrance portico, which features original decorative wood posts, a carved arched opening, and brackets. The entrance contains a partially glazed metal replacement door
(Continued)

***P3b. Resource Attributes:** (list attributes and codes) HP14. Government Building

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo



P5b. Photo: (view and date)
View from north (13 February 2012)

***P6. Date Constructed/Age and Sources:** ☒historic
1938 (SFFD Museum)

***P7. Owner and Address:**
San Francisco City Property
25 Van Ness Avenue
San Francisco, CA 94102

***P8. Recorded by:**
Page & Turnbull, Inc.
1000 Sansome Street, Suite 200
San Francisco, CA 94111

***P9. Date Recorded:**
2/15/2012

***P10. Survey Type:**
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none")
None

*Attachments: ☐None ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

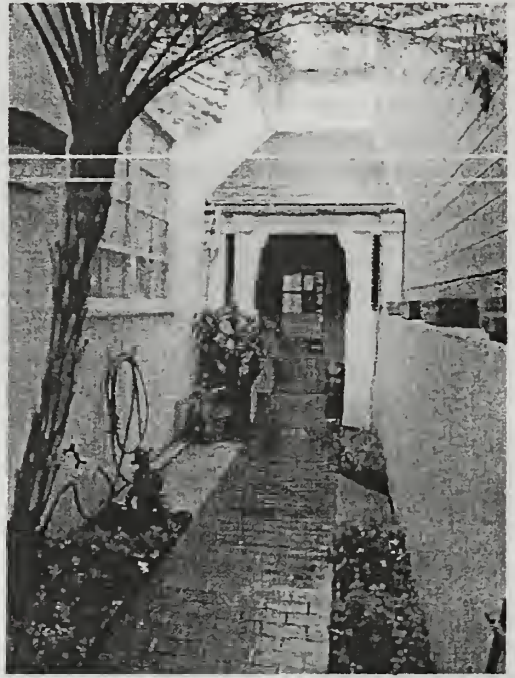
Page 2 **of** 9
***Recorded by** Page & Turnbull, Inc.

Resource Name or # (Assigned by recorder) 2251 Greenwich Street
***Date** February 2012 ☒ Continuation ☐ Update

P3a. Description (continued)
The east façade abuts the adjacent building and, where exposed, is clad in stucco and horizontal wood siding. The west façade abuts the adjacent building toward the south, and the façade facing the entrance walkway features multi-light steel-sash awning windows and terminates in original wood eaves with carved wood brackets. The first story of the rear (south) façade contains two partially glazed metal doors with glazed transoms, a four-light steel-sash window, and paired wood doors with metal strap hinges. The second story features four six-light steel-sash awning windows. A concrete hose tower is located at the east end of the façade and features decorative concrete vents toward the top. It is capped by a hip roof and is accessed via the rooftop deck at the back of the building. A one-story, flat roofed kitchen wing projects from the west end of the rear façade, and features six-light steel-sash awning windows on the east façade. The backyard is paved with concrete and contains a generator and a basketball court.

Though the interior has been largely modified, it does contain an original wood staircase with turned balusters and some original paneled wood doors.

This building appears to be in good condition.



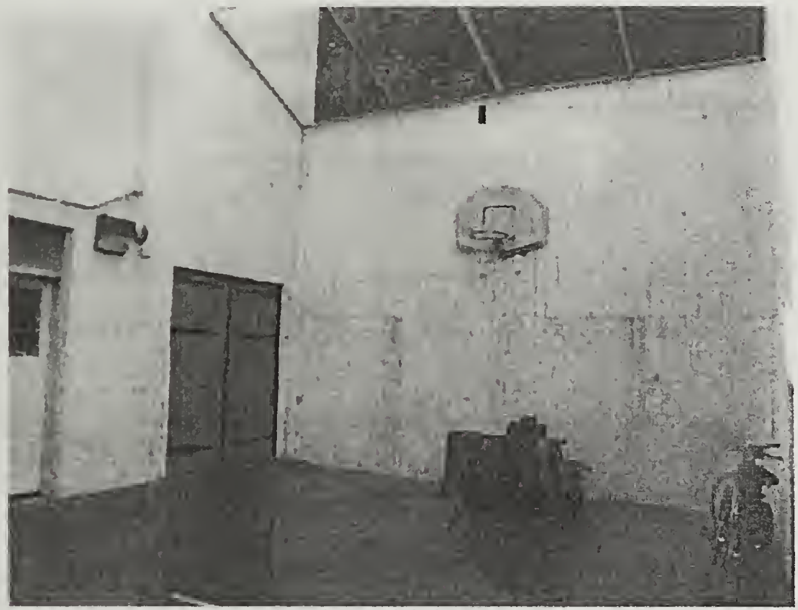
West end of primary (north) façade, entrance walkway and portico, looking south.
(Source: Page & Turnbull, February 2012)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

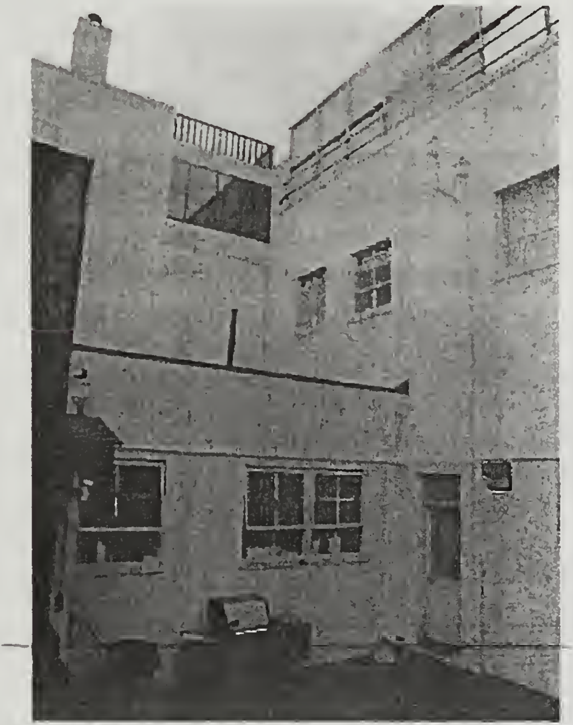
Primary #
HRI #
Trinomial

Page 3 of 9
*Recorded by Page & Turnbull, Inc

Resource Name or # (Assigned by recorder) 2251 Greenwich Street
*Date February 2012 ☒ Continuation ☐ Update



Rear (south) façade, partial view looking northeast.
(Source: Page & Turnbull, February 2012)

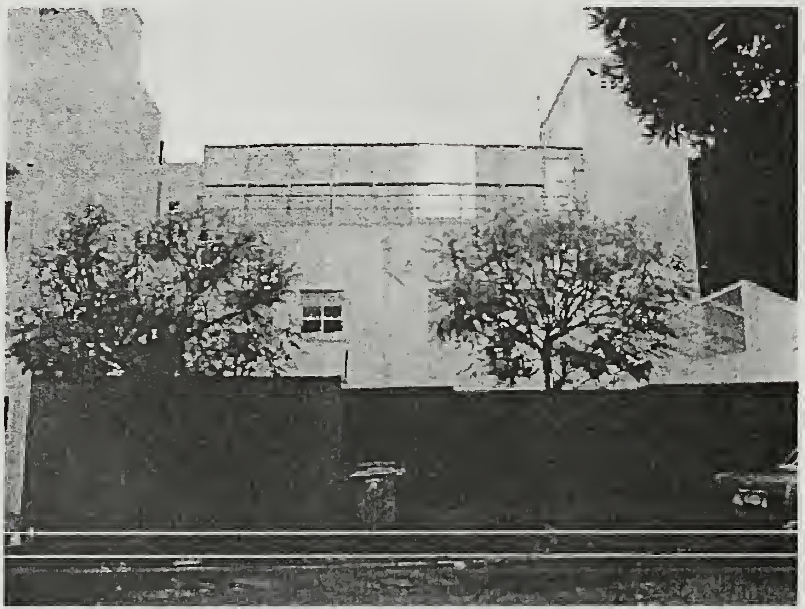


Rear (south) façade, partial view looking northwest toward kitchen wing.
(Source: Page & Turnbull, February 2012)

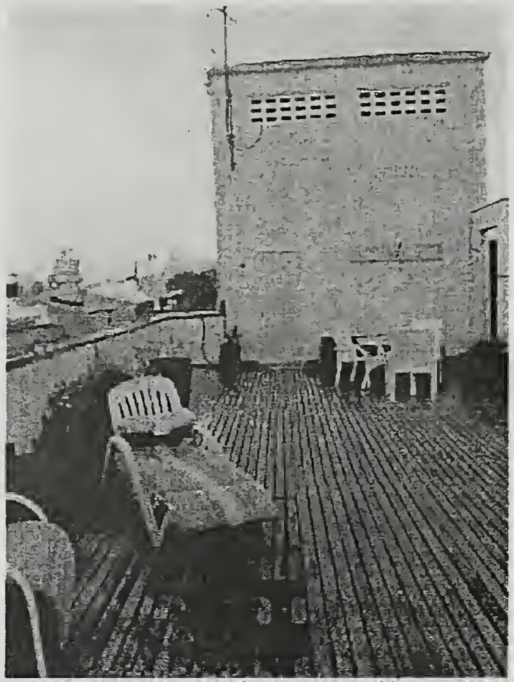
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 4 of 9 **Resource Name or #** (Assigned by recorder) 2251 Greenwich Street
***Recorded by** Page & Turnbull, Inc. ***Date** February 2012 ☒ Continuation ☐ Update



Rear (south) façade, view from Pixley Street showing fire hose tower to the east.
(Source: Page & Turnbull, February 2012)



Hose tower from rooftop deck, looking east.
(Source: Page & Turnbull, February 2012)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 5 of 9

*NRHP Status Code 6Z
*Resource Name or # 2251 Greenwich Street

B1 Historic name: San Francisco Fire Department Engine No 20
B2 Common name San Francisco Fire Department Station 16
B3. Original Use Fire station B4 Present use Fire Station
***B5. Architectural Style:** altered Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)

- Constructed in 1938 in a Spanish Eclectic style
- Conversion of apparatus room arched openings to rectangular openings; re-cladding of primary façade; removal of buttresses, cornice, and clay tile roof; replacement of all windows; replacement of doors; construction of second-story additions on east side and south end (1955-1956; no permits on file)
- Removal of all existing roofing and installation of new built-up roofing system and waterproofing at roof edges (June 1994, Permit #746387)
- General interior remodeling of dormitory and toilet/locker rooms; mechanical and electrical system upgrade; women's facilities; and ADA-accessibility on first floor (December 1994, Permit #767920)
- New overhead apparatus room doors (Drawing elevation, 1994)

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** None

B9a Architect Unknown b. Builder Unknown
***B10. Significance: Theme** Infrastructure and Government Services Development **Area** Cow Hollow
Period of Significance N/A **Property Type** Fire Station **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

2251 Greenwich Street was constructed in 1938 as a fire station for the City of San Francisco Fire Department (SFFD). It is a single engine station. The original architect and builder are unknown. The fire station is located in the Cow Hollow neighborhood, a mixed-use district of commercial buildings and residences originally developed during the nineteenth century.

The Paid Fire Department of the City and County of San Francisco went into active operation on 3 December 1866, before which it was operated entirely on a volunteer basis. The Fire Department's third Chief Engineer, David Scannell, assumed the office in 1871 and held the position until his death in 1893. He recommended limiting frame buildings to sixty feet in height and installing fire escapes and standpipes on tall buildings. San Francisco was expanding rapidly, and Chief Scannell took every precaution to keep abreast of its needs. By the late 1870s, membership had grown to 276 regulars plus 201 on-call volunteers.[1] (continued)

B11 Additional Resource Attributes: (List attributes and codes)

***B12. References:**
See continuation sheet, pg 6

B13. Remarks

***B14. Evaluator:** Christina Dikas, Page & Turnbull

***Date of Evaluation:** February 15, 2012

(This space reserved for official comments.)

Sketch Map

DPR 523B (1/95)

***Required information**

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[1] "Historical Review, Part II: The Paid Department," *San Francisco Fire Department Museum*, web site accessed on 24 March 2011 from: http://www.guardiansofthecity.org/sffd/history/paid_department.html.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # ______________
HRI # ______________
Trinomial ______________

Page 6 **of** 9
Resource Name or # (Assigned by recorder) 2251 Greenwich Street
***Recorded by** Page & Turnbull, Inc.
***Date** February 2012 ☒ Continuation ☐ Update

B10. Significance (continued)

Under the regime of Scannell's successor, Dennis Sullivan (1893-1906), the Fire Department grew to include 36 engine companies, eight truck companies, seven chemical companies, one water tower, and two monitor batteries by 1900. A modern fire alarm system had been installed throughout San Francisco. Water mains with more than 4,000 hydrants displaced the old fire cisterns. On the morning of 18 April 1906, a terrible earthquake shook San Francisco, and within a few hours, 52 fires had started. By the time the flames were extinguished three days later, 4.7 square miles of burned area remained, including the entire downtown. 28,000 buildings were destroyed—including 20 fire stations—and many of the Fire Department's vehicles and more than half of all hose were lost. Chief Sullivan died from injuries he sustained from the earthquake.[2]

Under Chief Patrick Shaughnessy (1906-1910) and authorized by a bond issue of $5,200,000, the city's Auxiliary Water Supply System was constructed. The system was comprised of the Twin Peaks Reservoir, two intermediate water tanks, 889 hydrants, two fireboats, and a system of underground reinforced concrete cisterns. The entire installation was completed in 1913, and formally accepted by the Fire Department in January 1914. The system remains in use today, providing an emergency supply in the event of any failure of the regular water distribution system.[3]

Prior to the construction of the current fire station at 2251 Greenwich Street, the site was occupied by three commercial buildings that faced Greenwich Street. The easternmost building was one story in height and contained an office. The center building was a two-story store with an attached dwelling at the rear. The westernmost commercial space was a one-story store. The back of the lot, facing Pixley, contained a two-story residential flats building.

The current fire station at 2251 Greenwich Street was constructed in 1938 for Engine 20, which relocated to its new quarters from 2666 Lombard Street. The station featured a steel frame and had one-story sections at the east side and at the rear (where the two-story flat-roofed section exists today). The original building permit and plans were not found at the Department of Building Inspection.

Renovations were performed in 1955-56 with funds from a 1952 bond act that provided $4.75 million for the construction and rehabilitation of fire stations throughout the city. The bond act was the San Francisco Fire Department's largest building program since the reconstruction after the 1906 Earthquake and Fire. The proposition was the result of two separate surveys by competent structural engineers, H.M. Engle of the Pacific Fire Rating Bureau and Harry Vensano, former Director of Public Works on San Francisco. San Francisco's fire station system had developed over the previous eighty or so years, and the locations and facilities were based upon outdated conditions. For example, 12 fire stations were over 50 years old in 1952, and 28 were built to accommodate horse-drawn equipment.[4] The bond act sought to update the older locations, build structures to provide better fire protection for the city, and provide improved living and working conditions for firefighters.[5] The Vensano Report (1951) noted that most of the fire stations were constructed by an architect, without the assistance of a structural engineer. As Fire Chief Edward P. Walsh said, "The result is that not only would an earthquake or atomic attack knock out most of our present firehouses, but the loss of personnel and equipment would be immeasurable at a time when people rely upon the Fire Department."[6]

The Firehouse Bonds proposition (Proposition H) was included in San Francisco's November 1952 election, and sought bonded indebtedness for the "acquisition, construction, completion, and reconstruction of firehouses within the City and County, together with their appurtenances."[7] The proposition broke down the bond amount into the following allocations: $285,000 for land purchase, $50,000 for engineering surveys, $3,950,000 for the construction of new fire stations, $365,000 for reconstruction, and $100,000 for contingencies.[8] Following passage of the bond act, Fire Chief Walsh stated that he hoped for a three-year program to complete construction and rebuilding of fire stations.[9] It appears that ultimately, at least 17 new stations were constructed and 11 others were reconditioned. Engine 20 was temporarily relocated to quarters at the Palace of Fine Arts while Station 16 was renovated.

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[2] *Ibid.*
[3] *Ibid.*
[4] "City and County Propositions together with Arguments and Statements of Controller Relating to Costs to be voted on at General Presidential and Special Municipal Election to be held November 4, 1952· Proposition H: Firehouse Bonds, 1952," San Francisco Public Library, 23. Website accessed on 2 July 2009 from: http://sfpl4.sfpl.org/pdffiles/November4_1952.pdf.
[5] San Francisco Planning Department, 11.
[6] Paine Knickerbocker, "Proposition H: Chief Walsh Tells the City's Need for New Firehouses," San Francisco Chronicle (6 October 1952) 2.
[7] "City and County Propositions together with Arguments and Statements of Controller," 21.
[8] "City and County Propositions together with Arguments and Statements of Controller," 24.
[9] "Three-Year Firehouse Plan Urged," San Francisco Chronicle (3 December 1952) 4.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # ______
HRI # ______
Trinomial ______

Page 7 of 9
*Recorded by Page & Turnbull, Inc.

Resource Name or # (Assigned by recorder) 2251 Greenwich Street
*Date February 2012 ☒ Continuation ☐ Update

B10. Significance (continued)

Integrity
2251 Greenwich Street has been greatly altered, though it continues to be used as a San Francisco fire station. Alterations include altering the shape of the apparatus room door openings, remodeling the primary façade to a modern style, constructing second story additions at the east side and the south end of the building, and conducting interior alterations and upgrades. Therefore, it retains integrity of location, setting, and association. It does not retain integrity of design, materials, workmanship or feeling. Overall, the property does not retain integrity.

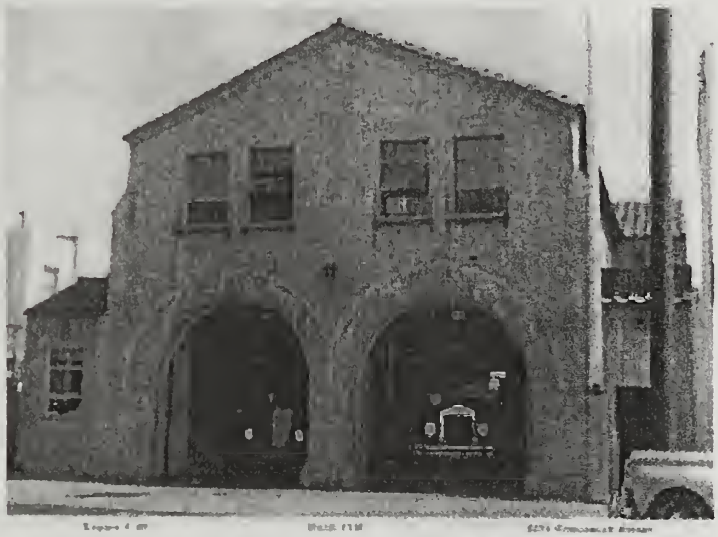
Historic Significance
2251 Greenwich Street does not appear to be associated with events that have made a significant contribution to the broad patterns of our history such that it would be eligible for local designation under National Register Criterion A (California Register Criterion 1) Its original construction is not associated with any major fire station construction program in San Francisco, nor did it play a pivotal role in the growth of the Cow Hollow neighborhood Its 1950s renovations were funded by an important 1952 Bond Act, but it does not appear individually eligible for this association

2251 Greenwich Street does not appear to be associated with any persons significant to the history of the State of California or the City of San Francisco such that it would be eligible under National Register Criterion B (California Register Criterion 2) None of the people directly associated with the building appear to be significant to local, state, or national history.

2251 Greenwich Street does not appear eligible under National Register Criterion C (California Register Criterion 3) because it does not feature high artistic value, and it does not embody the distinctive characteristics of a type, method, or period of construction. The original architect is unknown Furthermore, the fire station has been greatly altered and does not retain integrity.

This property was not assessed for its potential to yield information important in prehistory or history, per National Register Criterion D (California Register Criterion 4).

Based on the above assessment, 2251 Greenwich Street is designated with a CHRSC code of 6Z, which means it has been "Found ineligible for NR, CR or Local designation through survey evaluation."



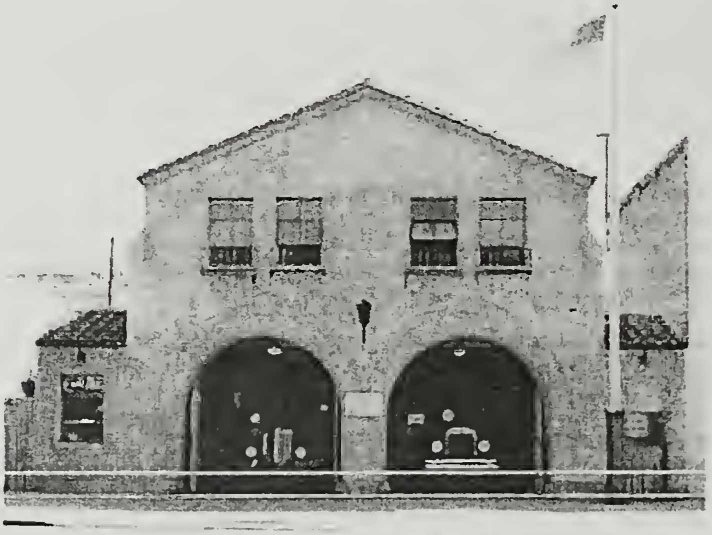
2251 Greenwich Street, 1938.
(Source: San Francisco Fire Department Museum)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

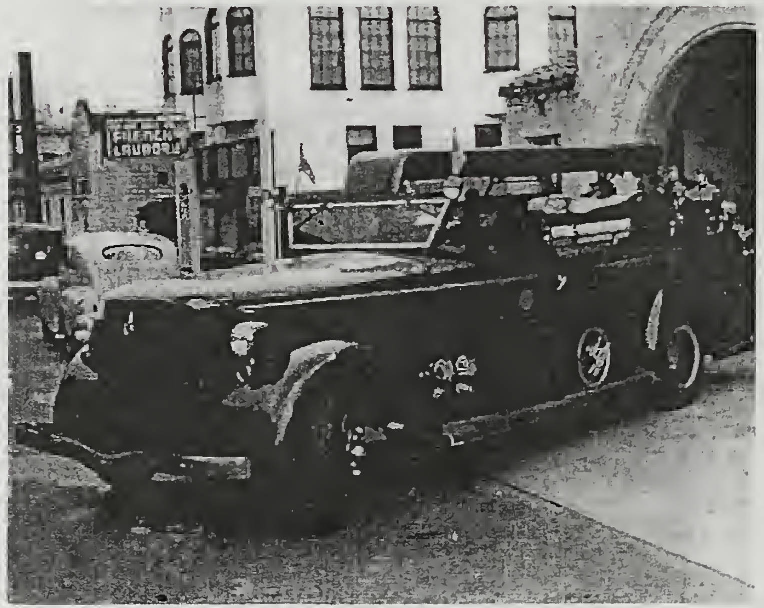
Primary #
HRI #
Trinomial

Page 8 **of** 9
***Recorded by** Page & Turnbull, Inc.

Resource Name or # (Assigned by recorder) 2251 Greenwich Street
***Date** February 2012 ☒ Continuation ☐ Update



2251 Greenwich Street, ca. 1938 (photograph mislabeled as Station 40, 2155 18th Avenue). (Source: San Francisco Historic Photograph Collection, AAD-8170)



Fire engine in front of Station 16 (old Engine 20), 14 April 1941. (Source: San Francisco Public Library, AAE-1168)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # ____
HRI # ____
Trinomial ____

Page 9 of 9
*Recorded by Page & Turnbull Inc

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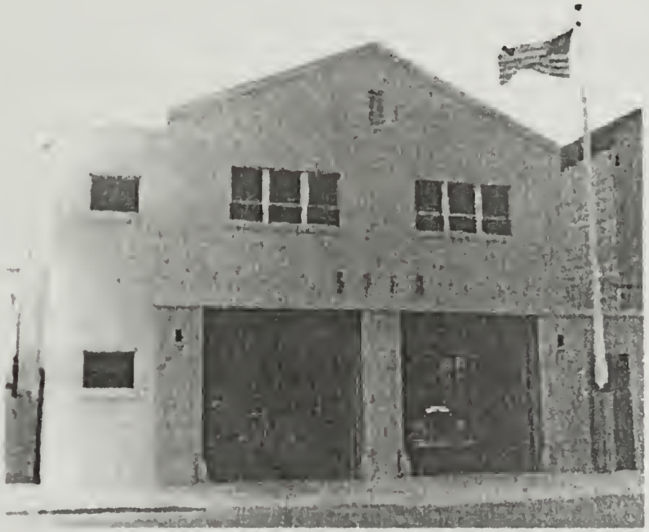
*Date February 2012 ☒ Continuation ☐ Update


2251 Greenwich Street, ca. 1956.
(Source: San Francisco Fire Department Museum)

B12. References (continued)

"Current Firehouse of San Francisco," Guardians of the City. Website accessed on 23 July 2009 from: http://guardiansofthecity.org.

Historical Review, Part II: The Paid Department," *San Francisco Fire Department Museum*, web site accessed on 24 March 2011 from. http://www.guardiansofthecity.org/sffd/history/paid_department.html

Sanborn Fire Insurance Maps: 1913, 1950, 1998.

San Francisco Department of Building Inspection, permit records and plans.

San Francisco Firehouse Survey (ca. 1991).

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
4621 19th Street		2701A/019	
Case No.	Permit No.	Plans Dated	
2014.0543E	2013.12.26.5013	12/23/2013	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Renovation of an (E) single-family residence including rear and vertical additions, construction of second unit in rear addition.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. **If one or more boxes are checked above, an *Environmental Evaluation Application* is required.**	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 5/14/2014.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. GO TO STEP 6.
☐	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (*optional*):	
Preservation Planner Signature: Alexandra Kirby	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name:	**Signature or Stamp:**
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	5/14/2014	**Date of Form Completion**	5/14/2014

PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	4621 19th Street	
Block/Lot:	Cross Streets:	
2701A/019	Clover Lane and Yukon Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014. 0543E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	12/23/2013

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by the applicant.

The proposal is to fully remodel the existing single-family residence into a two-unit building, add a third story addition, and fully redesign the primary facade.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

4621 19th Street was constructed in 1950 by builder Ross Paratore of the Independent Construction Company, according to its original building permit. The first owner of the property was Don L. Bradley, who lived at the subject property until 1956. Mr. Bradley's occupation is unknown. The property was then transferred to Frank Paratore, the brother of the builder. The property continued to change hands numerous times throughout the 1960s until it was purchased by pathology laboratory technician John R. Manning. Little is known about the Paratores and the Independent Construction Company, although it appears that the subject building is one in a tract of five nearly residences constructed by the company between 1949 and 1951.

The subject property is a two-story-over-garage, wood frame, residential building located on the south side of 19th Street in the Upper Market neighborhood. The vernacular modern style building features a flat roof with a projecting flat cornice and is clad entirely in stucco. The main entrance features a tunnel entry with a straight stair, enclosed by a metal gate. The fenestration at the second and third stories features a row of five vinyl windows that alternate between fixed-pane and double-hung. A small balcony extends from the eastern portion of the third story. The building retains a high degree of integrity as few alterations have taken place; the only known alteration to the primary facade has been the replacement of all windows in 2006.

Based on historic research provided by the applicant and preservation planning staff, 4621 19th Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). The property is not associated with any historic trends or events in the area or at the subject property; the owners and occupants do not appear to have been significant to our local, regional or national past; and the subject property is not the work of a master architect or builder, nor does its architecture possess high artistic value.

The immediate neighborhood is residential and eclectic in style. Construction dates range from 1908 to 1955, although much of the block appears to be composed of 1920s builder tracts, aside from the subject row. Overall, 4621 19th Street does not appear to be within a potential historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-23-14

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3643-3645 19th St.		3598/068
Case No.	Permit No.	Plans Dated
2013.0945E	201306189882	6/18/13
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. PROPOSED HORIZONTAL & VERTICAL ADDITION TO (E) 2-STORY BUILDING TO ACCOMODATE ONE (N) UNIT		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jeanie Poling 7/17/13	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☑	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*: Per HRER (Part 2), 5/22/2014 – Project will not cause a significant adverse impact.
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Jonathan G. Lammers	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an** ***Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Jonathan Lammers	**Signature or Stamp:** Jonathan G. Lammers
	Date: 6/3/2014	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.	

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date September 18, 2013
Case No.: 2013.0945E
Project Address: 3643-3645 19th Street
Zoning: RH-3 (Residential House, Three-Family)
40-X Height and Bulk District
Block/Lot: 3598/068
Date of Review: September 18, 2013 (Part I)
Staff Contact: Jonathan Lammers (Preservation Planner)
(415) 575-9093
jonathan.lammers@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 3643-3645 19th Street, is located on a rectangular-shaped lot measuring 25 feet by 114 feet on the south side of 19th Street between Dolores Street and Guerrero Street in the Mission neighborhood. The property is located within an RH-3 (Residential-House, Three-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a one-story-over-raised-basement, wood frame, multi-family residential building constructed in 1908 per the San Francisco Assessor Recorder. The building was designed in a vernacular style with Classical Revival influences. The building is rectangular in plan, clad with cast artificial stone at the base and flush wood siding above, and capped by a hip roof.

The primary facade faces north onto 19th Street and is two bays wide. A recessed entry porch flanked by tapered Corinthian columns supporting an entablature is located to the east. The porch is screened by an ornamental metal security gate and features a straight run of terrazzo steps accessing a paneled entry vestibule. The primary entries are two glazed wood doors with transoms. A third entry addressed as 3645A is located at the east end of the ground floor and features a paneled wood door.

The east end of the façade features an angled bay window above an integral garage. The bay window is fenestrated with aluminum-sash windows and includes molded wood beltcourses above and below the windows. The garage features a contemporary paneled wood door. The façade terminates in a shallow molded cornice with brackets at the corners.

Known alterations to the exterior of the property include the replacement of the rear stairs (1971); installation of six aluminum windows in the dining room, kitchen and bedroom (1974); and repair of the rear stairs (2004). In 1967 the basement residential unit was also legalized.

Pre-Existing Historic Rating / Survey

In 2009, the subject property was addressed by the San Francisco Planning Department's Inner Mission North Historic Resources Survey and recorded with a State of California Department of Parks and Recreation 523 A (Primary Record) form. No historic resource status code was assigned at that time. In 2011, the property was identified as part of the "Inner Mission North Boulevards and Alleys Reconstruction Historic District," a collection of 139 contributing properties roughly distributed in a U-shape between Dolores, Lapidge, 18th and 20th streets. This district was found eligible for the California Register of Historical Resources under Criterion 1 (Events) for its association with a major period of rebuilding following the 1906 Earthquake and Fire, as well as Criterion 3 (Architecture/Design) as a cohesive grouping of buildings that collectively express the architectural values typical of the "Edwardian" era. As part of the documentation for the historic district, 3643-3645 19th Street was assigned a California Historic Resource Status Code of 3CB, meaning that it appears eligible for the California Register both individually and as a contributor to a California Register eligible district through survey evaluation. The survey findings were adopted by the San Francisco Historic Preservation Commission in 2011.

In April 2013, a Part 1 Historical Resource Evaluation (HRE) for the property was prepared by Tim Kelley Consulting, LLC. The HRE does not dispute the finding that the building is an eligible contributor to the historic district, but challenges the finding that the building is individually eligible for the California Register. Specifically, the HRE states that the building was incorrectly identified as a single-family property in the survey documentation—an error which led to it being designated as individually eligible for the California Register.

Neighborhood Context and Description

As discussed in documentation for the Inner Mission North Boulevards and Alleys Reconstruction Historic District, 3643-3645 19th Street is located in the Inner Mission North area, roughly bounded by Duboce Avenue on the north, 20th Street on the south, Dolores Street on the east, and Shotwell Street on the east. The 3600 block of 19th Street is almost exclusively residential and primarily composed of residential flats buildings ranging from two- to three-stories in height. Construction dates for buildings located on the subject block range from 1906 to 1964, with most buildings constructed prior to 1930. This is reflected in the architecture of the building stock, which is largely dominated by Classical Revival influenced "Edwardian" era designs. Scattered examples of Mission Revival, Mediterranean Revival, and French Provincial designs are also present, as well as a few examples of Midcentury Modern infill construction. The overall level of architectural integrity is good, and most buildings retain the majority of their original features and materials.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1908	Period of Significance: 1906-1917 ☒ Contributor ☐ Non-Contributor

Based on the information provided in the Historical Resource Evaluation (HRE) prepared by Tim Kelley Consulting, information found in the Planning Department files, and additional research associated with the Inner Mission North Boulevards and Alleys Reconstruction Historic District, preservation staff find that the subject building should retain its current California Historic Resource Status Code of 3CB, meaning that it appears eligible for the California Register both individually and as a contributor to a California Register eligible district through survey evaluation.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
As discussed in the Inner Mission North Boulevards and Alleys Reconstruction Historic District record, the subject property is located in an area that was completely destroyed by one of the many fires which erupted following the 1906 Earthquake. Over the next decade, some 1,000 buildings were reconstructed in the area, including single- and multi-family residences, commercial buildings, and civic and institutional properties.

A map produced by the Sanborn Map Company in 1914 indicates that the subject block was at that time approximately 60 percent reconstructed, largely with wood-frame residential flats buildings and a minority of single-family dwellings. Assessor's data show that almost ten more properties would be constructed by 1917—which is the end of the period of significance for the historic district. The post-1906 buildings on the subject block were typically larger than the properties they replaced, driven in part by the lucrative rental market for housing following the disaster. During this period the Mission District absorbed a large share of refugees from the South of Market area, which was reconstructed with a much stronger industrial focus.

Many of these refugees were working class Irish residents, who mixed with the Germans and Scandinavians already established in the area. The consolidation of ethnic communities in the neighborhood led to rapid construction of churches, clubs and fraternal halls, including the Gothic Revival style Mission Congregational Church (later the Norwegian Lutheran Church), built in 1910 on the subject block at the southeast corner of Dolores and 19th streets. The population growth in the neighborhood was attended by enhanced political influence, exemplified by the tenure of Mission resident, James Rolph, as mayor of San Francisco between 1912 and 1931.

The 1914 Sanborn map shows the subject property labeled as "2 Flats" and addressed as 3637 – 3637A 19th Street. As observed in the HRE prepared by Tim Kelley Consulting, the documentation for the historic district incorrectly identifies the building as a single-family property. However, the building was not determined individually significant under Criterion 1, but rather under Criterion 3.

Preservation staff concur that within the context of the rebuilding effort, the construction of the subject property does not appear individually significant. The building was constructed within the period of significance established for the historic district, though, and thus remains eligible as a contributor to the historic district.

It is therefore determined that 3643-3645 19th Street remains eligible for listing in the California Register as a contributor to the Inner Mission North Boulevards and Alleys Reconstruction Historic District historic district under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past. According to the HRE prepared by Tim Kelley Consulting, the property was constructed by Thomas Wilson for Reinhold Stettin, who would continue to reside at the property until his death in 1947. However, the HRE does not evaluate the potential significance of the building in association with Reinhold Stettin, but rather for its association with the building contractor, Thomas Wilson. The HRE is not able to confirm the exact identify of contractor, though, as city directories show that there were three persons named Thomas Wilson involved in the construction trades during the 1908-1910 period.

Based on U.S. Census records, city directories and other records, Reinhold H. Stettin (1869-1947) was born in Pennsylvania, but moved with his family to San Francisco by 1876. His father Herman, a native of Germany, was an artificial stone and cement contractor, and by the mid-1890s Reinhold is shown working with his father and living at 815 Cole Street. In 1903 Reinhold married Julia Stolz, and his wedding announcement in the June 10, 1903 issue of the *San Francisco Call* states that "the groom is a well-known contractor in this city." By 1904, Stettin and his wife had moved to 26 Carl Street, a short distance away from his father.

At the time the subject property was constructed in 1908, it appears that Reinhold Stettin had already established his own cement contracting business separate from his father's. City directories from 1910 through 1915 consistently show Reinhold as a contractor living at 3637 19th Street, while his father and younger brother, Herman Stettin, Jr., are identified as cement contractors living at the same address on Cole Street. Herman Stettin, Jr., is also frequently identified with a separate business address from the Cole Street residence.

Anecdotal evidence suggests that Reinhold moved to the Inner Mission area in 1908 to take advantage of the widespread employment opportunities provided by the rebuilding effort. Given his experience in the artificial stone and cement business, it is also very likely that he was directly involved in the construction of the cast concrete finishes for the subject property. In addition, because there are no building permit records to indicate that the garage at the subject property is a later addition, it is plausible that the basement level may well have been used originally by Reinhold Stettin to store equipment and materials for his business.

Stettin appears to have remained active in the building trades through at least 1939, when he is identified in the city directory as a carpenter. Reinhold Stettin died in 1947, and his obituary states that he had been a member of the Golden West Lodge No. 455 Free & Accepted Masons, San Francisco Pyramid No. 1 of the Ancient Egyptian Order of Sciots (an association of master masons), and the San Francisco Schuetzen Verein (a German shooting society). He was buried at Cypress Lawn Cemetery.

Following Reinhold's death, his wife continued to live at the property until her death in 1955. The property was subsequently sold by their daughter, Pearl Huth (Stettin), to Karl Breidlinger in 1960. Breidlinger had rented one of the flats since 1958, and was employed as a cook. In 1961 the property was sold again to Joseph Aguilar, a production worker, who owned the property until 1982.

As discussed previously, the property was originally constructed with two flats. According to the HRE, such arrangements were typical of the era, with an owner living in one flat while the other was used for rental income. The Stettins occupied the unit addressed as 3637 19th Street, while the second unit was variously addressed as 3637A or 3645A. Residents of the rental unit included a clerk, barber, sign painter, foreman, packer, stenographer, auto mechanic, and shipwright. At some point prior to 1950, the basement area was converted to a third flat, which was legalized in 1967.

The person most closely associated with the subject property is Reinhold Stettin, who commissioned its construction and resided there for nearly forty years. While Stettin was clearly a respected contractor, his career does not appear significant such that he is a person important to local, state or national history. Likewise, none of the tenants or subsequent owners of the property appear historically significant, although collectively they illustrate the post-1906 character of the Mission as a primarily working-class neighborhood. It is therefore determined that 3643-3645 19th Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
3643-3645 19th Street was constructed in 1908 and designed with Classical Revival influences, best evidenced by the Corinthian columns flanking the entry. As discussed in the Inner Mission North Boulevards and Alleys Reconstruction Historic District documentation, the rebuilding efforts following the 1906 disaster illustrated a shift from the elaborately embellished Victorian era styles to an Edwardian era aesthetic that emphasized formal classicism. Common design conventions during this period included the widespread use of flush wood siding, angled bay windows, and flat roofs with heavy cornices featuring modillions and rows of wooden molding. Many buildings also featured cast concrete artificial stone bases, and stronger examples typically included entrances flanked by columns or pilasters. Mission Revival and Craftsman designs were also distinct influences during the rebuilding effort, although a minority within the overall building stock.

The 1914 Sanborn map shows the subject property as "2 Flats" and as having the same building footprint it does today. As previously discussed the documentation for the Inner Mission North Boulevards and Alleys Reconstruction Historic District incorrectly identifies the building as a single-family property. In one instance, it also incorrectly identifies the construction date as 1907, rather than 1908. The specific passage within the historic district record (page 10) is as follows:

> Single-family dwellings also comprise a small but significant fraction of the post-fire building stock in the western portion of the historic district. None of them displays characteristics of relief-era, refugee-related construction, such as extremely small size and/or vernacular design. Rather, all of the single-family houses exhibit characteristics that indicate permanent, well-crafted construction. They are one to two-and-a-half stories in height; they occupy their full lot-widths, with no side yards; and they employ architectural designs and styles comparable to those of the nearby multiple-family buildings. They are often distinguished by small front yard areas and placement a few feet back on their lots. Notable examples include: the dwelling at 69 Cumberland Street, an example of the later Queen Anne style (built 1906); the house located at 3746 20th Street (built 1907), a rare example of the Shingle architectural style; and the cottage at 3643 19th Street (built 1907), designed with Classical Revival influences. Also, the unusual cottage with Colonial Revival influences located at 635 Dolores Street (built 1908) may have originated as an accessory structure to the equally unusual Dutch Colonial/Colonial Revival building at 96-98 Cumberland Street (built 1908), with which it shares a lot.

The subject property is mentioned only one other time in the district record (page 15), within the list of contributing properties. There it is again identified as a single-family property, although the construction date is given as 1908. The HRE prepared by Tim Kelley Consulting asserts that the misidentification of the property type is the likely reason the subject property was found individually eligible for the California Register. However, a review of the historic district record shows that six multi-family properties on the subject block face were also given status codes of 3CB, meaning that they were found eligible for the California Register of Historical Resources both individually and as a contributor to the historic district. These properties include 3627-3629 19th Street; 3631-3633 19th Street; 3647-3651 19th Street; 3667-3671 19th Street; 3673-3675 19th Street; and 3677-3679 19th Street. Therefore, it does not appear that the identification of the subject building as a single-family property served as the primary justification for individual eligibility.

A separate Property Summary Report for the subject building was also prepared as part of the Inner Mission North Historic Resource Survey. The statement of significance is as follows:

> This building is a contributor to the "Inner Mission North Boulevards and Alleys Reconstruction" historic district, which is significant under California Register of Historical Resources Criterion 1 (Events), because it is representative of the broad patterns of physical rebuilding and neighborhood "reconstruction" in the Inner Mission North during the period that followed the 1906 Earthquake and Fire; and Criterion 3 (Architecture/Design), because it exhibits physical designs, features, materials, and craftsmanship that embody the distinctive characteristics and high artistic expressions of architectural styles such as Classical Revival, Mission Revival, Queen Anne, Craftsman, Edwardian, and vernacular types of the period. This building is also individually significant under Criterion 3 (Architecture/Design).

The HRE prepared by Tim Kelley Consulting states that: "It should be noted that this claim [significance under Criterion 3] is made for National Register eligibility rather than California Register," and that the DPR 523D form "only considered California Register eligibility, not National Register."[1] This assertion that significance under Criterion 3 is a finding of National Register eligibility is not correct. Criterion 3 is indisputably the terminology used by the California Register. The California Register criteria are numbered 1, 2, 3 and 4, while the National Register of Historic Places criteria are designated using the letters A, B, C, and D.

The HRE further states that the building is not eligible for individual listing in the California Register under Criterion 3 as it "does not embody the distinctive characteristics of a type, period, region or method of construction" and that "the building form and layout follow a widely used format."[2] The HRE does not provide any further analysis of these points.

Additional research performed by preservation staff indicate that the form of the subject building is not typical of the historic district. Specifically, of the 139 contributing properties within the historic district, the subject building is the only one-story-over- basement flats building. Furthermore, the subject property is one of only six buildings featuring a hip roof. The other five are all single-family dwellings and include 184 Linda Street; 589 Guerrero Street; 58 Lapidge Street; and two cottages located at the rear of their lots behind multi-family properties: 3665A 19th Street and 3671½ 19th Street. Of these, 184 Linda Street and 589 Guerrero Street are both vernacular bungalows with replacement cladding and were assigned 3CD ratings, meaning they contribute to the district but are not eligible individually. The other two properties are not visible from the street and were not assessed individually. 58 Lapidge Street has been altered and was assigned a 6Z status code, meaning that is been found ineligible for the California Register. Thus, 3643-3645 19th Street appears to be the only one-story-over-basement flats building within the historic district, and one of only a handful of properties with a hip roof.

Considered as a whole, the information presented in the HRE prepared by Tim Kelley Consulting does not present compelling evidence sufficient to justify changing the findings of an adopted historic survey. While the building was misidentified as a single-family property by the survey, this analysis has demonstrated that it is an exceptionally rare form within the historic district, and that its identification as a single-family property did not serve as the primary justification for a finding of individual eligibility.

It is therefore determined that 3643-3645 19th Street remains eligible for listing in the California Register under Criterion 3, both individually and as a contributor to the Inner Mission North Boulevards and Alleys Reconstruction Historic District.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

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[1] Tim Kelley Consulting, LLC., *Part 1 Historic Resource Evaluation 3643-45 19th Street San Francisco, California,* April 2013, 13-14.

[2] Ibid: 14-15.

It is therefore determined that 3643-3645 19th Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

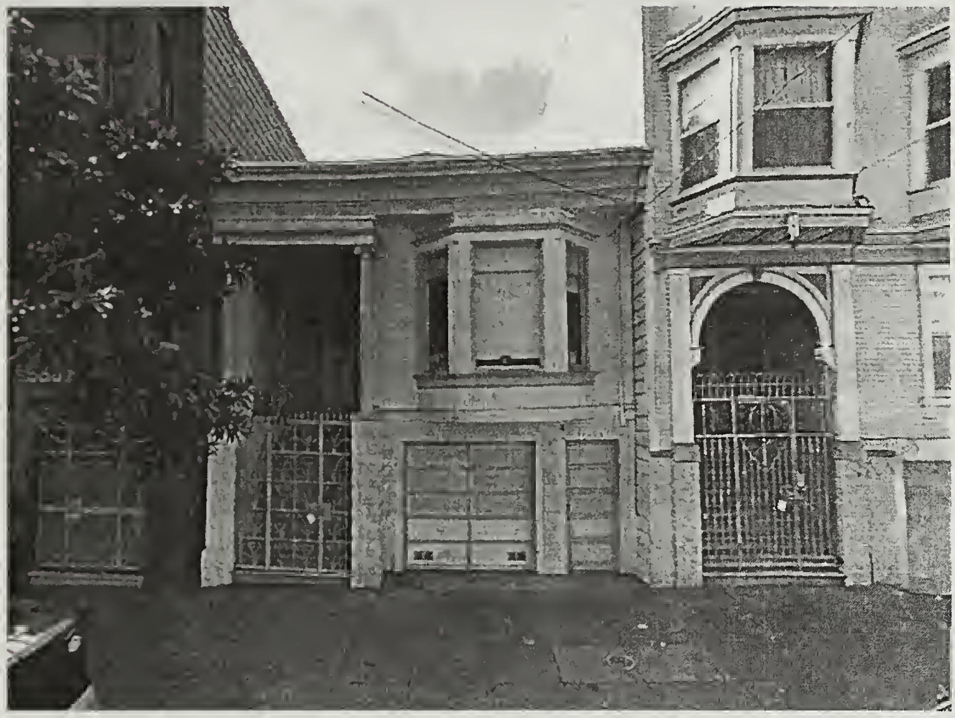
As previously discussed, the building has experienced few alterations since its construction. These include the documented installation of aluminum-sash windows, and the apparent installation of a metal security gate at the entry and a contemporary garage door. The building has not been moved and retains integrity of location, setting and association as a residential property. The property also retains the vast majority of its original features and materials, and thus retains integrity of design, workmanship, materials and feeling.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The following are considered character-defining features of 3643-3645 19th Street:

- Overall massing and footprint of the building
- Cornice roofline and hip roof
- Two-bay configuration with a recessed entry porch to the east and an angled bay window to the west above an integral garage
- Cast concrete artificial stone cladding at the basement level and flush wood cladding above
- Corinthian columns flanking the entry and supporting an entablature
- Molded wood beltcourses and wooden trim work
- Fully-glazed entry doors with transoms within the entry porch



Primary façade of 3643-3645 19th Street (Google Maps)

Satellite view of 3643-3645 19th Street (Google Maps)

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☒ Individually-eligible Resource
  ☒ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 9-20-2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	May 22, 2014
Case No.:	**2013.0945E**
Project Address:	3643-3645 19th Street
Zoning:	RH-3 (Residential House, Three-Family) 40-X Height and Bulk District
Block/Lot:	3598/068
Date of Review:	September 18, 2013 (Part I) May 22, 2014 (Part II)
Staff Contact:	Jonathan Lammers (Preservation Planner) (415) 575-9093 jonathan.lammers@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1908, the subject building at 3643-3645 19th Street was documented in 2011 as being located within the "Inner Mission North Boulevards and Alleys Reconstruction Historic District." The property was assigned a California Historic Resource Status Code of 3CB, meaning that it appears eligible for the California Register both individually and as a contributor to a California Register eligible district through survey evaluation.

The Department's Historic Resource Evaluation Response, Part I (dated September 18, 2013), confirmed that the subject property's status code of 3CB remains appropriate. The Part I analysis also identified the following as character-defining features of 3643-3645 19th Street:

- Overall massing and footprint of the building
- Cornice roofline and hip roof
- Two-bay configuration with a recessed entry porch to the east and an angled bay window to the west above an integral garage
- Cast concrete artificial stone cladding at the basement level and flush wood cladding above
- Corinthian columns flanking the entry and supporting an entablature
- Molded wood beltcourses and wooden trim work
- Fully-glazed entry doors with transoms within the entry porch

The California Deparment of Parks and Recreation District Record for the Inner Mission North Boulevards and Alleys Reconstruction Historic District identifies the following features of the historic district:

- The early 20th century, Edwardian-era architectural styles that are uniformly applied throughout the historic district, as well as local variations that combine stylistic influences.
- The generally consistent form, scale and massing of structures: mostly two to three stories in height, with a few single-story structures; rhythmic bay windows; and matching floor levels that allow larger and smaller buildings to relate to each other.
- The urban development pattern that maximizes utilization of street frontages, minimizes setbacks at front yards and side yards, provides ground floors that are designed for pedestrian access (rather than for vehicles), and results in mostly unbroken streetscapes.
- The distinctive layout of interconnected boulevards, streets, and alleys that forms various kinds of residential enclaves around and through the subdivided, square city blocks, which is characteristic of neighborhood development in the Inner Mission North.

3643-3645 19th Street is considered a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: May 21, 2014 by SIA Consulting Corporation

Project Description

3643-3645 19th Street is a one-story-over-raised-basement, wood frame, two-unit residential building designed in a vernacular style with Classical Revival influences. The proposed project includes horizontal and vertical additions, as well as the construction of one additional dwelling unit. As per the submitted plans, the proposed project will result in an increase of gross floor area from 3,129 square feet to 5,139 square feet (2,009 square feet new). Specific aspects of the project include the following:

- Altering the plan of the basement level (labeled as the first floor on plans). This includes removing an existing storage area and coverting a basement level dwelling unit (Unit #1) from a one bedroom/one bath configuration to a three bedroom/two bath configuration. The basement level serves as the lower level of the enlarged dwelling unit, while the upper level will be located on the second story. The west wall of the basement garage will also be relocated further west such that it removes an existing exterior passageway.
- Altering the plan of the second story. Currently this level includes a full-floor, two bedroom/one bath dwelling unit. As proposed, this level will be reconfigured such that the the front (northern) area becomes the lower level of a new two bedroom/one-and-a-half-bath dwelling unit (Unit #2). The rear (southern) area of this story will serve as the new upper level of Unit #1.
- Constructing a new third story with the upper level of Unit #2 located toward the north, and the lower level of a new two bedroom/two bath dwelling unit (Unit #3) toward the south. This addition is set back 17'-0" from the building's primary façade. The north,

street-facing façade of this addition will be clad with tongue-in-groove wood siding and include fixed and casement double-glazed aluminum windows.

- Constructing a new fourth story that includes with the upper level of Unit #3. This addition is set back 36'-0" from the building's primary façade. The north, street-facing facade of this addition and will be clad with tongue-in-groove wood siding and include double-glazed aluminum windows and a patio door. This door will access a new roof deck at the north end, measuring approximately 25'-0" wide and 19'-1" deep. The deck enclosure will be topped by a 12" high metal guardrail. The south, rear-facing portion of this unit will access a patio atop a new enclosed rear stair (see below). A metal ladder from this patio will provide access to the rof of the new fourth story.
- Removal of the existing rear stairs and construction of a new enclosed rear stair accessing all floors. This stairwell will be unfenestrated save for double-glazed aluminum windows at the landings on the first, second, and third stories.
- The existing wood and artificial stone cladding on the primary façade will be retained.
- The existing windows on the primary façade are proposed to be replaced with historically appropriate, one-over-one, double-hung wood-sash windows.
- The existing garage door is to be replaced in kind or with similar.
- The existing two-story angled bay window on the west façade (not visible from the street) is to be retained.
- The existing angled bay window on the second story of the rear façade is to be retained.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

California Register-eligible Individual Historic Resource:

☒ The project will not cause a significant adverse impact to a California Register-eligible individual historic resource as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff find that the proposed project would not cause a significant adverse impact to an individual historic resource. Although the proposed project involves vertical additions to the building, these alterations will either be minimally visible or not visible from the public right of way. The building's publicly-visible character-defining features are to be retained or replaced in kind, and thus the building will still be able to convey the reasons for its significance.

Staff also find that the proposed project would not cause a significant adverse impact to the Inner Mission North Boulevards and Alleys Reconstruction Historic District.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

> *Standard 2.*
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project will not remove distinctive materials that characterize the property. It will remove the majority of an identified character-defining feature: the hip roof, although the most visible forward portion of the roof peak will be retained. The vertical additions to the property will greatly alter the building's massing and change the existing spatial relationships of the property. However, sight line studies provided with the plans indicate that the vertical additions will be minimally visible from the public right-of-way. Considered as a whole, the proposed project only partially complies with Rehabilitation Standard 2.

> *Standard 3*
> *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project does not contemplate adding conjectural features that create a false sense of historical development. Therefore, the proposed project complies with Rehabilitation Standard 3.

> *Standard 9.*
> *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The impacts of the proposed vertical additions are concentrated toward the middle and rear of the property. As as mentioned in the discussion of Standard 2, the additions have been set back from the primary façade in order to minimize their visibility. The east and west ends of the vertical additions will also be screened by the adjacent buildings. Nevertheless, these additions represent a substantial change to the historic scale and proportion of the building, and the project therefore does not meet the intent of Standard 9.

> *Standard 10.*
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The new vertical additions contemplated by the proposed project will be fully integrated with the existing structure and their future removal would require significant effort to restore the essential historic form of the property. Thus, while the removal of these additions is technically feasible, the nature of the additions does not meet the intent of Standard 10.

Summary

Although the proposed project is not in compliance with several of the *Standards*, the impact of the project will not destroy or remove the building's principal character-defining features to the extent that its historic significance cannot be understood, or that its integrity is materially impaired. The most prominent alterations are the new third and fourth story vertical additions which will impact the building's historic massing. However, these additions have been designed to minime their visibility from the public-right of way. Most of the remaining alterations are concentrated in the interior and at the rear of the property where they are not publicly visible.

Similarly, the building will be able to remain as a contributor to the Inner Mission North Boulevards and Alleys Reconstruction Historic District, and the district itself will not be materially impaired. Although the proposed project involves vertical additions to a contributing property, these additions do not exceed the overall height pattern in the district, nor will they result in a significant change to the district's publicly visible streetscape.

Thus, the project as proposed will not have a significant adverse impact upon an individual historic resource or the Inner Mission North Boulevards and Alleys Reconstruction Historic District, as defined by CEQA.

PART II:SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 5-27-2014
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Delvin Washington, Manager, Southwest Team

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT
JUN 12 2014
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
874 Fell St		0822/019	
Case No.	Permit No.	Plans Dated	
2014.0157E	201311252814	3/17/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Renovate carriage house at rear of lot. Add decks, add new garage doors, replace garage doors, replace doors and add skylights and windows.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area*)
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine*)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling [illegible]	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. Change of use and new construction. Tenant improvements not included.
☐	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☒	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☒	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☒	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations** to publicly accessible spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category ~~C~~ A *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 5/20/2014 *(attach HRER)* b. Other *(specify)*: Building is a non-contributor to an eligible extension of The Alamo Square Landmark District.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. GO TO STEP 6.
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (*optional*):	
Preservation Planner Signature: Jonathan G. Lammers	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Jonathan Lammers	**Signature or Stamp:** Jonathan G. Lammers 6/4/14
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	

Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date May 20, 2014
Case No.: **201.0157E**
Project Address: **874 Fell Street**
Zoning: RM-1 (Residential-Mixed, Low Density)
40-X Height and Bulk District
Block/Lot: 0822/019
Date of Review: May 20, 2014 (Part I)
Staff Contact: Jonathan Lammers (Preservation Planner)
(415) 575-9093
jonathan.lammers@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 874 Fell Street, is located on a rectangular-shaped lot measuring 45 feet by 100 feet on the north side of Fell Street between Fillmore and Steiner streets in the Western Addition neighborhood. The property is located within an RM-1 (Residential-Mixed, Low Density Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a two-story-over-raised-basement, wood-frame residential building constructed in 1901. The building was originally constructed as a single-family dwelling, but has since experienced interior and exterior alterations such that today it encompasses nine residential units. The most conspicuous of these alterations is a large, two-story hip-roofed addition projecting from the southeast corner of the building, which includes an integral garage on the first floor.

The addition is clad with vinyl siding, as is the primary façade of the main building. The secondary facades of the main building are clad with narrow wood shiplap siding. The raised basement level of the main building is clad with rusticated cast concrete masonry units, with similar masonry units used for a site wall running along the west end of the property line. The primary entry is accessed from a pass-through beneath the addition, with concrete steps rising to a landing. Secondary access to the building is provided by concrete stairs leading to a metal gate at the southwest corner of the property. Typical fenestration includes sliding aluminum windows. The primary façade of the main building terminates in a plain frieze, with a hip-roofed dormer. A metal fire escape accesses a dormer window, as well as a window on the second story. The roofline of the addition is eaveless.

Photos submitted with the Supplemental Information Form indicate the secondary facades of the main building retain original egg-and-dart molding at the roofline. A boxed bay window is located near the center of the second-story west façade, while a bracketed angled bay window is located at the second story of the rear façade. The rear façade also includes flush wood entry doors and a metal fire escape.

There are two buildings at the rear of the property. A former stable/auto garage is located at the northwest corner of the lot. It is two-stories in height, clad with rustic channel wood siding, and capped by a gable roof. A flush wood entry door is located at the southwest corner. Fenestration consists of six-over-one light, double-hung wood sash windows with flat board trim on the south facade. The south façade also terminates with wood brackets at the corners of the roofline. A portion of the original wood block and tackle arm for the stable hay loft projects from the upper façade of the east elevation.

A flat-roofed garage abuts the former stable to the east. It is rectangular in plan and clad with unpainted rustic channel wood siding. The garage entry consists of wooden double-doors with vertical slat fenestration at the southeast end of the building.

Known alterations to the property include converting the former stable/auto garage at the northwest corner of the lot into a two-room dwelling (1944), constructing an addition to convert the building from a six-family dwelling to an eight-family dwelling (1945), constructing a garage at the rear of the property (1948), installation of a fire escape at the front of the building (1962), installing drop ladders for existing fire escapes on the front and rear of the building (1962), installation of fourteen aluminum windows (1972), replacing the rear stairs (1998), installation of vinyl siding at the front and right side of the building (2003); and the replacement of some windows in the former stable/auto garage at the rear of the property (2010). A circa 1980 photograph indicates that the building addition was previously clad with stucco.

Pre-Existing Historic Rating / Survey

The subject property directly abuts a southeast corner of the Alamo Square Landmark District, added to Article 10 of the Planning Code in 1984. However, 874 Fell Street has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

874 Fell Street is located in San Francisco's Western Addition neighborhood, a large irregularly-shaped area roughly bounded by California Street on the north, Duboce Avenue and Fulton Street on the south, Van Ness Avenue and Gough Street on the east, and Masonic Avenue on the west. The subject block is exclusively residential and largely comprised of residential flats, with a minority of single-family dwellings and apartments. Nearly all buildings are two to three stories in height above a raised basement. Construction dates for buildings located on the subject block range from circa 1890 to 1949, although the vast majority were constructed between circa 1895 and 1910. This is reflected in the architecture of the building stock, which is dominated by Classical Revival designs, with a few examples of Queen Anne and Stick/Eastlake designs. A number of buildings on the subject block have been altered to varying degrees, most frequently through the removal of ornament and the replacement of cladding (typically stucco or asbestos shingles over the original wood cladding). The best preserved portions of the block are the southern and western block faces, with the latter included within the boundaries of the Alamo Square Landmark District. It should be noted that the remainder of the block outside the Landmark District has not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: Circa 1890 - 1915 ☐ Contributor ☒ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Determination prepared by Eric Roussel (dated 24 March 2014), information found in the Planning Department files, and research conducted on the Alamo Square area, Planning staff find that the subject building is not individually eligible for listing on the California Register. The property is located with the boundaries of a locally-eligible extension of the Alamo Square Landmark District, but does not contribute to the district because of a loss of architectural integrity.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
The street grid for the Alamo Square area was first platted during the 1850s as a result of the Van Ness Ordinance, which created a large addition to the city boundaries known as the "Western Addition." This legislation also reserved several squares for public use, including Alamo Square, Jefferson Square and Hamilton Square. Initially, the area was sparsely settled. But following the creation of Golden Gate Park, real estate speculators and streetcar companies lobbied for the introduction of cable car lines connecting the park to more developed areas of the city. These included two lines in the immediate vicinity of Fell Street: the Hayes Street Line, opened by the Market Street Cable Railway Company in 1886, as well as the Oak Street Line, opened by the Omnibus Railroad & Cable Company in 1889. A short distance to the north and south, respectively, the McAllister Street Line and the Haight Street Line both opened in 1883.

The introduction of mass transit touched off a sustained period of residential development in the Alamo Square area, largely concentrated between circa 1885 and 1915. The first Sanborn Map Publishing Company fire insurance maps were produced for the area in 1893 and show an uneven development pattern. The subject block is shown as entirely vacant save for a single-family dwelling today addressed as 870 Fell Street. By contrast, adjacent blocks are shown as approximately twenty percent developed.

Residential development in the area increased significantly during the mid-1890s, as evidenced by the 1899 Sanborn map. The subject block is shown as approximately fifty percent developed, predominately with flats, while adjacent blocks were approximately forty to ninety percent developed. By 1905, only five vacant lots remained on the subject block. At that time, 874 Fell Street is shown as a single-family dwelling with a detached, two-story stable at the northwest corner of the property.

The neighborhood largely escaped damage during the 1906 Earthquake and Fire, and for a time Alamo Square was used as a refugee camp. Within a short time the neighborhood experienced another pulse of development as large numbers of San Franciscans relocated to areas outside the burned district. Many single-family residences were converted into rental apartments, and available vacant lots were quickly built up with infill construction. This is amply demonstrated by comparisons of the 1905 and 1913 Sanborn maps, which show only a single vacant lot remaining on the subject block. The 1913 map also shows that the stable behind 874 Fell Street had by that time been converted into an auto garage.

During the Second World War, thousands of laborers arrived in the Bay Area to work in industries tied to the war effort. These included large numbers of African Americans, many of whom moved into the Western Addition where they lived in dwellings formerly occupied by Japanese residents who had been forced into internment camps. The intense demand for housing by war workers also led many property owners to subdivide their properties—typically Victorian era single-family houses, into apartments. This pattern is evidenced by alterations and additions made to the subject property in 1944 and 1945. Sanborn maps also show that five single-family dwellings on the subject block were subdivided into apartments between 1915 and 1950.

During the post-war period, many African Americans—as well as various immigrant communities—stayed in the neighborhood and the Western Addition emerged as a focal point of African American life in the city. Concurrently, however, a substantial portion of the neighborhood was declared "blighted" and targeted for redevelopment—resulting in the demolition and clearance of dozens of blocks in the Western Addition during the 1960s. In the vicinity of the subject block, this included the redevelopment of most blocks north of Fulton Street and east of Steiner Street. In partial response to redevelopment, residents of the Alamo Square area pursued the creation of a landmark historic district, which was created in 1984. The Alamo Square Landmark District is roughly bounded by properties along Golden Gate Avenue and Fulton Street on the north, Fell and Hayes streets on the south, Steiner and Webster streets on the east, and Scott Street on the west.

Considered as a whole, the build out of the blocks southeast of Alamo Square represents a cohesive development pattern concentrated during the last decades of the 19th century and the first two decades of the 20th century. In this respect, the subject block appears significant for its association with the theme of city planning and community development. This includes the opening of the Western Addition and the development of the Alamo Square area as a Victorian streetcar suburb. The dates of construction and architectural styles for the local building stock convey a clear and significant association with these events. Based on analysis by Planning staff, the subject block face along Fell Street, as well as adjacent areas, constitute an eligible extension of the Alamo Square Landmark District. This extension is discussed at length under Criterion 3.

Although 874 Fell Street is located within the boundaries of an eligible extension to the Alamo Square Landmark District, the property has experienced numerous exterior alterations which have compromised its architectural integrity. Most notably, the large addition at the southeast corner of the building significantly changed the building's massing and articulation. Most of the original architectural features on the primary façade have also been removed, while portions of both main building and addition have also been re-clad with vinyl siding.

In sum, 874 Fell Street is located within the boundaries of an eligible extension of the Alamo Square Historic District, which is significant under California Register Criterion 1 for its association with historic development patterns. However, the building does not contribute to this eligible extension because of extensive prior alterations. It is therefore determined that 874 Fell Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past. Based on information provided with the Supplemental Information Form for Historical Resource Determination, water service was connected to the house in May 1901 for owner James Scobie (1836-1902). A native of Blackford, Scotland, Scobie was naturalized in San Francisco in 1872. That year he is identified in the voter registry as a stonecutter, living on Garden Street in the Western Addition. By 1880, he was identified in the Census as a railroad contractor, living in the South of Market. According to various sources, Scobie had become affiliated with the Southern Pacific Railroad and was awarded the contract for masonry work on a portion of the Oregon & California Railroad line, running from Redding, California to Ashland, Oregon. One source also names Scobie as the contractor responsible for the masonry work on several Nob Hill mansions, including the Leland Stanford residence.[1] Scobie invested widely in real estate, including property near the railroad line in Dunsmuir and Montague, California, as well as Ashland. He also held numerous properties in San Francisco, including the entire block bounded by Fell, Oak, Fillmore and Steiner streets.[2]

By 1889 Scobie had relocated from the South of Market to 324 Haight Street (no longer extant). In 1891, Scobie moved into a new mansion at 601 Steiner Street (also addressed as 900 Fell Street); designed for him by the architect, Charles Havens. This large, Queen Anne style residence remains extant as a contributor to the Alamo Square Landmark District. Around the same time, Scobie was named a director of the new Cypress Lawn Cemetery Corporation, serving alongside notable personages that included Timothy Hopkins and Charles Felton. Scobie also served as Chairman of the St. Andrew's Society, a Scottish benevolent association organized in San Francisco during the early 1860s.

Around 1901, Scobie sold his house at 601 Steiner Street to Nicolas Ohlandt, president of the German Bank, and moved into a new residence at 874 Fell Street. The following year, Scobie died in his new residence on February 23, 1902. According to the Scobie's obituary in the *San Francisco Call*:

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[1] Genealogy.com, "Re: Information on James Scobie, website information accessed on 17 May 2014 from: http://genforum.genealogy.com/scobie/messages/12.html

[2] "A Great Sale," *San Francisco Call*, April 10, 1891.

> The deceased came to this country when a boy and began his career as a miner at the Cariboo mines, British Columbia. Later, he followed the trade of a stonemason and afterward became a contractor for stone masonry work, principally for the Southern Pacific Company. He took a prominent part in the building of the California and Oregon system of that company. Through contracting and successful investments in real estate in this city Scobie accumulated a large fortune. He was a prominent member of the Masonic order, of the Scottish societies, and more particularly of the St. Andrew's Society. He was prominently identified with various churches and was known for his liberality toward religion and charity.[3]

Newspaper articles indicate that Scobie left an estate appraised at more than $375,000, much of it real estate in San Francisco, Sonoma, Siskiyou and San Mateo counties. A bequest in his will provided $10,000 in a trust to benefit the poor of Blackford, Scotland. Scobie's widow, Agnes, used a portion of the estate to fund the development of the Scobie Memorial Sanitarium, opened in 1904 at the northwest corner of Page & Masonic. This building remains standing adjacent to St. Agnes Church. Around 1910, Agnes Scobie was remarried to James Campbell Moffat, a building materials supplier. The couple lived at 874 Fell Street where James Moffat died in residence in 1911. Agnes Moffat continued to live at the property with her sisters Johanna and Bella McBean until her death in 1926.

Following Agnes Moffat's death, the interior of the building was converted into apartments, plausibly to serve as rental income for Moffat's sisters, the McBeans. This is evidenced by the 1929 city directory, which shows the following occupants of the building: Joy McBean (no occupation given); Johanna McBean (no occupation given); Sadie Campbell (nurse); Frank Brown (no occupation given); Percival C. Fraser (clerk); Anna R. Johnson (stenographer); Wilhemina Kioze (no occupation given); Joseph Zwick (brewer); Silas Sjoberg (no occupation given); Betty Shafer (no occupation given); and John D. Clark (warehouseman). City directories from the 1930s through 1980 show that subsequent occupants of the rental units included a typist, printer, porter, waitress, city employee, nurse, and numerous occupants with no occupation given—likely retirees.

The property ownership history submitted with the Supplemental Information Form for Historic Resource Determination is not complete, but the property appears to have been sold prior to World War II to Eino O. Risu and Anna M. Risu. The Risus are identified as owners on building permit applications to convert the former stable/garage to a two-room dwelling unit (1944), as well as a permit for an addition to convert the dwelling from six to eight apartments (1945). Eino Risu (1899-1965) worked as a building contractor and performed the work himself. Risu also constructed a new garage at the rear of the property in 1948. The Risus owned the building as a rental property, and during the mid-1940s lived at 2535 16th Avenue.

The Risus sold the property in 1954, to Houston & Alice Jones (no occupations identified). As before, the property was likely purchased as an investment property as the 1955 city directory shows Jones living a few blocks away from the subject property at 717 Page Street. In 1961 the property was sold again to Frank & Ardath Nichols. At the time Frank Nichols was employed as a stevedore and lived at 1045

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[3] "Prominent Character Passes to Last Rest, *San Francisco Call*, February 24, 1902.

Girard Street. Other owners included Lily Young (purchased 1990) and Yolanda Burton-Wilson (purchased 2000).

Considered as a whole, the property is most closely identified with James and Agnes Scobie, who commissioned its construction in 1901. Agnes also remained in residence through 1926. Based on research by Planning staff, James Scobie appears to be a person important to regional history, most notably for his involvement in the construction of the California and Oregon railroad over Siskiyou Pass, as well as his involvement in local development and benevolent associations. However, his period in residence at 874 Fell Street lasted less than one year, and this period is not associated with the most productive portion of his career. By contrast, the residence James Scobie constructed at 601 Steiner Street and lived in for approximately a decade remains extant. Agnes Scobie, although intimately associated with the founding of the Scobie sanitarium, does not otherwise appear to be a person important to local, state or national history.

None of the other owners or occupants named above appear to be important to local, state or national history. It is therefore determined that 1640 Fulton Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

874 Fell Street was constructed in 1901. Based on a circa 1920 historic photo submitted with the Supplemental Information Form for Historical Resource Determination, the property was originally designed with strong Classical Revival influences, including an entry portico with Corinthian columns supporting an entablature with an arched pediment. A first story window on the primary façade was likewise crowned with a large pediment, and the corners of the building were marked by two story Corinthian pilasters. The building was clad with shiplap wood siding, and the primary façade terminated in egg-and-dart molding beneath the eaves.

The house was constructed for James Scobie at a cost of $7,760 by architect Thomas Paterson Ross, with Cotter & Jones serving as contractors.[4] Thomas Ross was a native of Scotland and arrived in San Francisco during the 1880s where he worked as a draftsman for the architect, John Gash. In 1892, Ross designed the Chapel at Cypress Lawn Memorial Park—almost certainly bringing him into contact with James Scobie. Ross briefly partnered with City Architect Edward A. Hatherton in 1895, then opened his own practice, operating from the Columbian Building. Some of his known works from the turn of the century include the subject property, as well as the Fritz Habenicht House at 1001 Chestnut Street (1904).

Following the 1906 Earthquake, Ross partnered with the engineer A. W. Burgren on numerous hotels and commercial buildings, including the Ansonia Hotel at 711 Post Street (1906), The Baldwin Hotel at 1030 Polk Street (1906), and the Sing Fat and Sing Chong buildings in Chinatown (1908, 1909).[5] Other well-known works by the firm include the Scottish Rite Temple at Van Ness Avenue and Sutter (demolished), and the Shriners Islam Temple at 650 Geary Street, known today as the Alcazar Theater (1919). The firm also completed several large residential projects, including the Greenwich Terrace cooperative villas at 1101 Greenwich Street (1912), the Summit Apartments at 2164 Hyde Street (1914), group of twenty-nine Pueblo Revival townhomes known as Union Terrace at 1020 Union Street (1921), and the Capo de Monte apartment building at 2111 Hyde Street (1921).[6] Based on a review of Ross' career, 874 Fell Street appears to be an early commission for a prominent client, but is not otherwise among the architect's most important works.

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[4] "Builders Contracts," *San Francisco Call*, April 10, 1901.

[5] Ver Planck Historic Preservation Consulting, "Historic Resource Evaluation Part 1 – 1001 Chestnut Street, San Francisco," 20-21.

As noted previously under Criterion 1, the area surrounding the subject property appears to qualify as an eligible extension of the Alamo Square Landmark District. As noted in the designation ordinance:

> The Alamo Square Historic District is significant as a continuum of distinguished residential architecture by distinguished architects spanning the period from the 1870s to the 1920s .... With a variety of architectural styles, the District is unified in its residential character, relatively small scale, construction type, materials (principally wood), intense ornamentation (especially at entry and cornice) and use of basements and retaining walls to adjust for hillside sites.[7]

Based on research performed by Preservation staff, the 800 block of Fell Street, as well as adjacent areas, features a dense concentration of residential properties constructed between circa 1890 and 1915. These properties conform to the character-defining features of the Alamo Square Landmark District in that they are uniformly residential, relatively small in scale, are constructed of wood, and are highly ornamented. Preservation staff also find that a large percentage of these buildings retain architectural integrity.

The boundaries of this eligible extension include all properties on the north and south sides of the 800 block of Fell Street not presently included within the Landmark District. The boundaries also include most properties along the 500 block of Steiner Street, as well as a grouping of three properties at the northeast corner of Steiner and Oak streets. The boundaries of the eligible extension also include most properties along the west side of the 600 block of Fillmore Street. Preliminary analysis by Preservation staff indicates that nearly eighty percent of properties within these boundaries would qualify as contributors to the Landmark District.

While the subject property is located within these boundaries, 874 Fell Street does not appear to retain sufficient integrity to qualify as a contributor to the historic district. The building has experienced a large addition which has significantly altered its massing. Likewise, the building has lost nearly all of its original ornament, and has had all of its original windows replaced.

It is therefore determined that 874 Fell Street is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district.

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[6] Sharon Moore, "Russian Hill II – The North Slope," Russian Hill Neighbors, (website information accessed on 5/19/2014 from http://www.rhn.org/historynorthslopeII.html

[7] *San Francisco Ordinance No. 324-84 Amending Article 10 of the City Planning Code, Part II of Chapter II of the Municipal Code by Adding Appendix E Designating the Alamo Square Historic District*, (City and County of San Francisco, 1984), 2.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 874 Fell Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

874 Fell Street has experienced numerous prior alterations. These include a large addition at the southeast corner of the building which has significantly changed its massing and articulation. Most of the original architectural features on the primary façade have also been removed, including pilaster capitals at the building corners, as well as pediments crowning the primary entry and first-story windows. The windows have been replaced, and the primary façade of the both the main building and addition have been re-clad with vinyl siding. Considered as a whole, these alterations have compromised the building's integrity of design, association, workmanship, materials and feeling. Therefore, the subject property no longer retains integrity.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

As discussed above, 874 Fell Street has experienced numerous alterations that have significantly altered its design and materials such that it no longer retains integrity. Therefore, a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

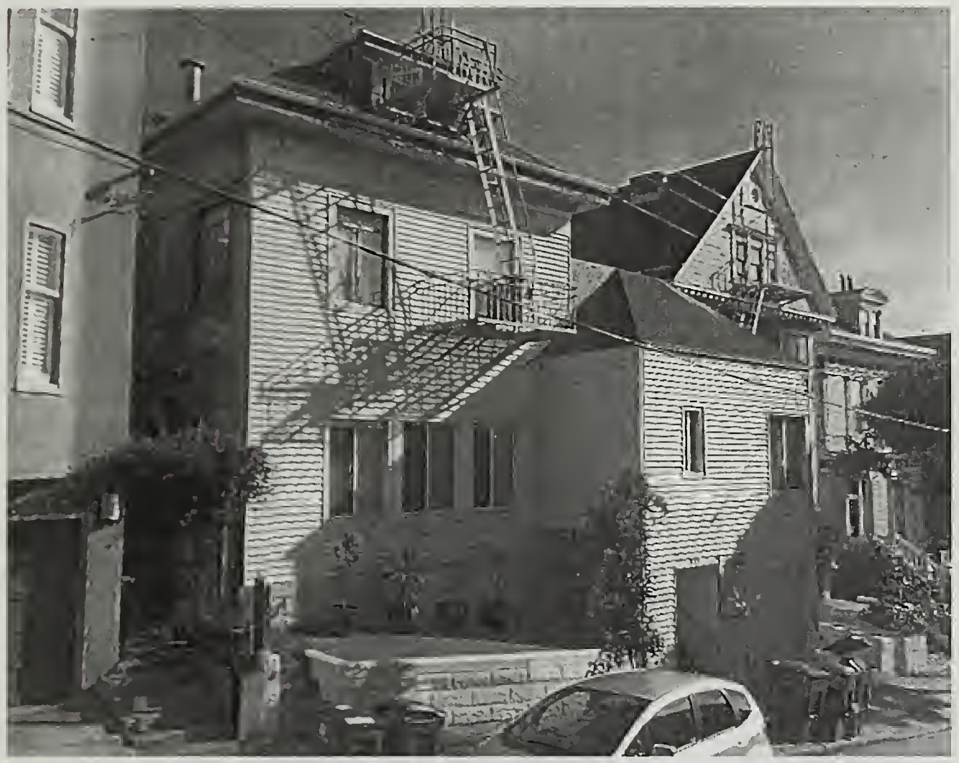
☒ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☒ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

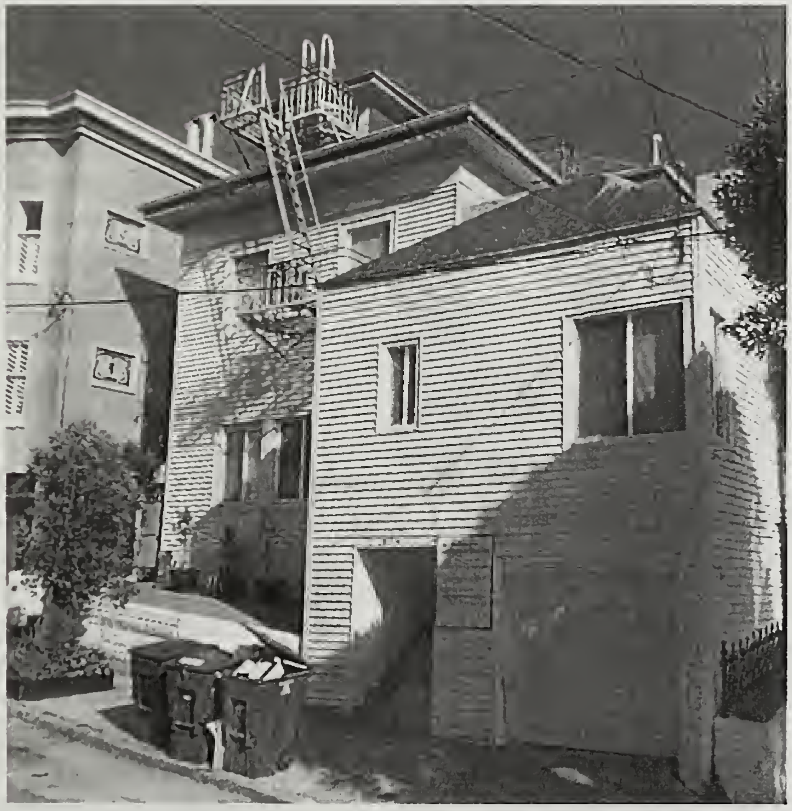
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 5-23-14
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



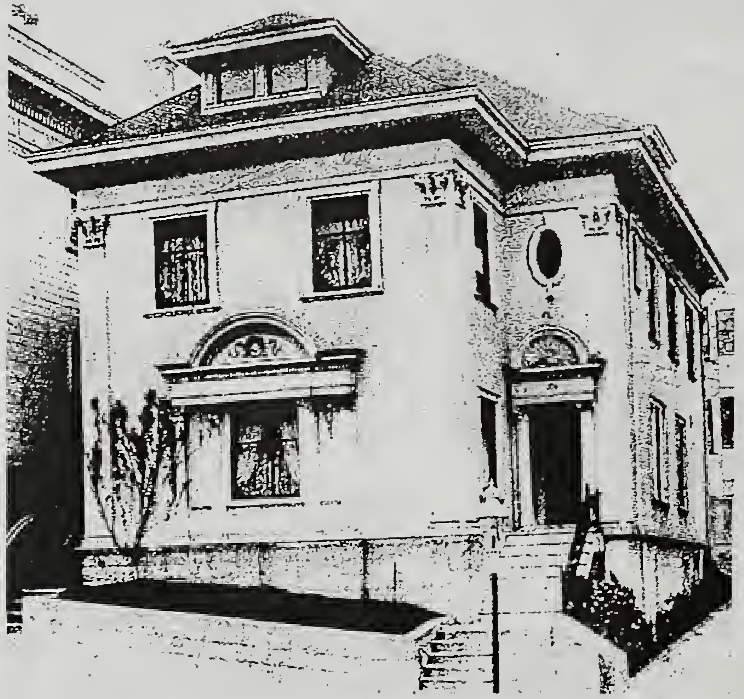
874 Fell Street primary façade, viewed from the southwest (Bing Maps)



874 Fell Street primary façade, viewed from the southeast (Bing Maps)

Traffic
A
Fell S

874 Fell Street satellite view (Google Maps)



Circa 1920 photograph of 874 Fell Street provided with the Supplemental Information Form for Historic Resource Determination

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PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1670 46th Ave.		1898/025	
Case No.	Permit No.	Plans Dated	
2014.0759E	201403120512	5/10/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. THIRD STORY & FRONT ADDITION & INTERIOR REMODELING. ADD ONE 2 GARAGE & 2 BEDROOMS.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: per PTR form dated 6/3/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: 6-5-2014

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an** ***Environmental Evaluation Application.***
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen Hilyard	Signature or Stamp: 6/5/2014
Project Approval Action: Select One Building permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	6/3/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	1670 46th Avenue	
Block/Lot:	Cross Streets:	
1898/025	Moraga	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0759E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	05/10/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Guiseppe Sircana (dated May 14, 2014).

Proposed project: third story and front addition and interior remodeling. Addition of a garage and two bedrooms.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	○ Yes ● No	Criterion 1 - Event:	○ Yes ● No
Criterion 2 -Persons:	○ Yes ● No	Criterion 2 -Persons:	○ Yes ● No
Criterion 3 - Architecture:	○ Yes ● No	Criterion 3 - Architecture:	○ Yes ● No
Criterion 4 - Info. Potential:	○ Yes ● No	Criterion 4 - Info. Potential:	○ Yes ● No
Period of Significance:		Period of Significance:	
		○ Contributor ○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

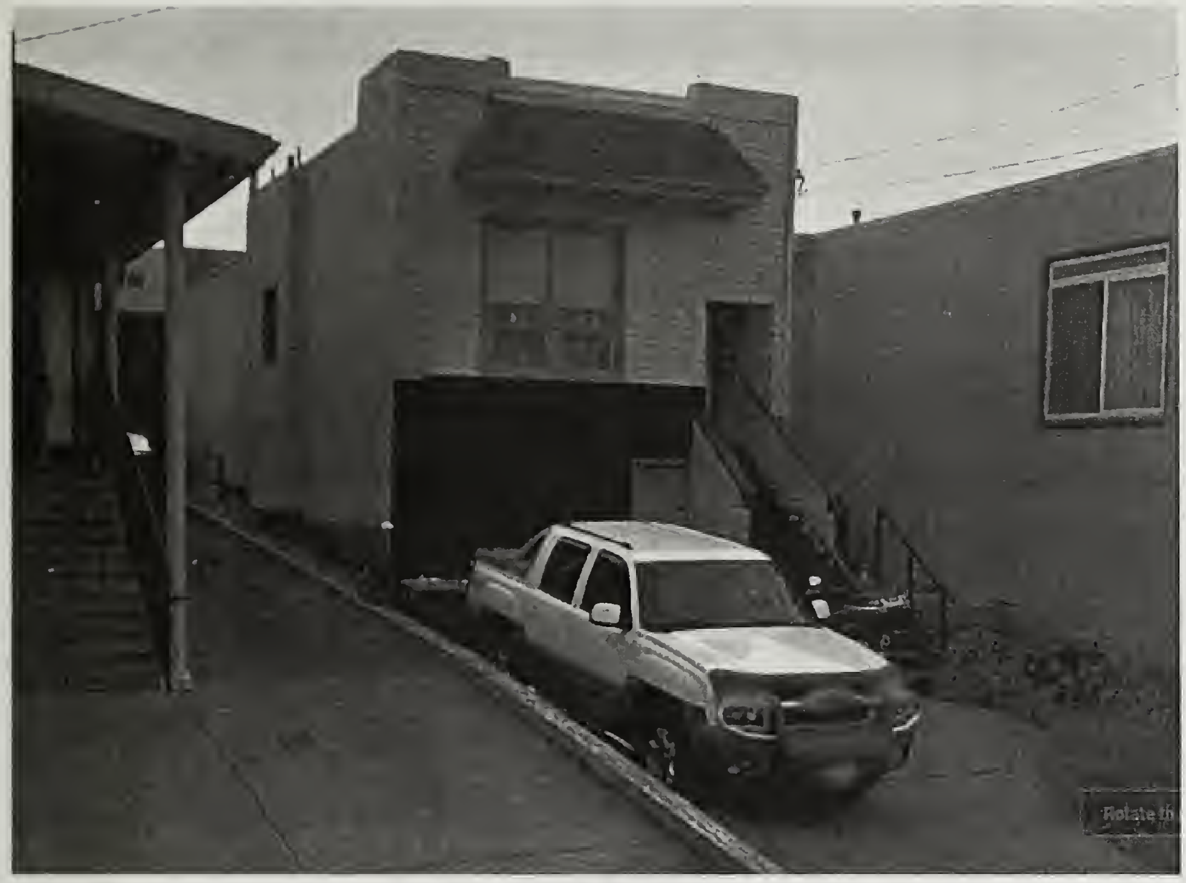
According to the Supplemental Information Form for Historic Resource Determination prepared by Guiseppe Sircana (dated May 14, 2014) and information found in the Planning Department files, the subject property at 1670 46th Avenue contains a 1-story-over-basement; wood frame single-family residence constructed in 1906 in a Vernacular architectural style by S. Cook. Known exterior alterations to the property include: window replacement (1960 and 2012), replacement of sliding door (2012), and dry rot repair (2012). Visual inspection reveals that the following undocumented alterations also occurred at unknown dates: raising building to accommodate basement, façade replacement, and a large rear addition.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is an example of a common Vernacular style residence that has been drastically modified from its original appearance. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Outer Sunset neighborhood on a block that exhibits a great variety of architectural styles and subsequent alterations that compromise historic integrity. Most buildings were constructed in the mid-20th century. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-5-2014



1670 46th Avenue, looking southwest. Image courtesy of Google Street View, 2014.

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT
JUN 12 2014
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1236 19th Ave		1732/037	
Case No.	Permit No.	Plans Dated	
2014.0757E	201402078043	2/7/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)

Project description for Planning Department approval.

CONVERT SINGLE FAM RESIDENCE INTO 3 UNITS, ADD 3RD FLOOR & REAR YARD ADDITION.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: per PTR Form dated 6/3/2014.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Gretchen Hilyard [illegible]	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2014.06.05 15:53:49 -07'00'
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	6/3/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	1236 19th Avenue	
Block/Lot:	Cross Streets:	
1732/037	Irving Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0757E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	02/7/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Ritu Vohra (dated March 31, 2014).

Proposed project: Vertical and rear yard additions.

PRESERVATION TEAM REVIEW:

Historic Resource Present ○ Yes ● No * ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by Ritu Vohra (dated March 31, 2014) and information found in the Planning Department files, the subject property at 1236 19th Avenue contains a 2-story-over-garage; wood frame single-family residence constructed in 1906 in a Victorian architectural style by an unknown architect and later stripped of the majority of its period detailing. Known exterior alterations to the property include: reroofing (1995), repair fire damage, window and window frame replacement (1997), replacement of a portion of the foundation (2006). Visual inspection reveals that the following undocumented alterations also occurred at unknown dates: enclosure of front porch, recladding the front façade with vertical and horizontal wood siding, and insertion of an integral garage.

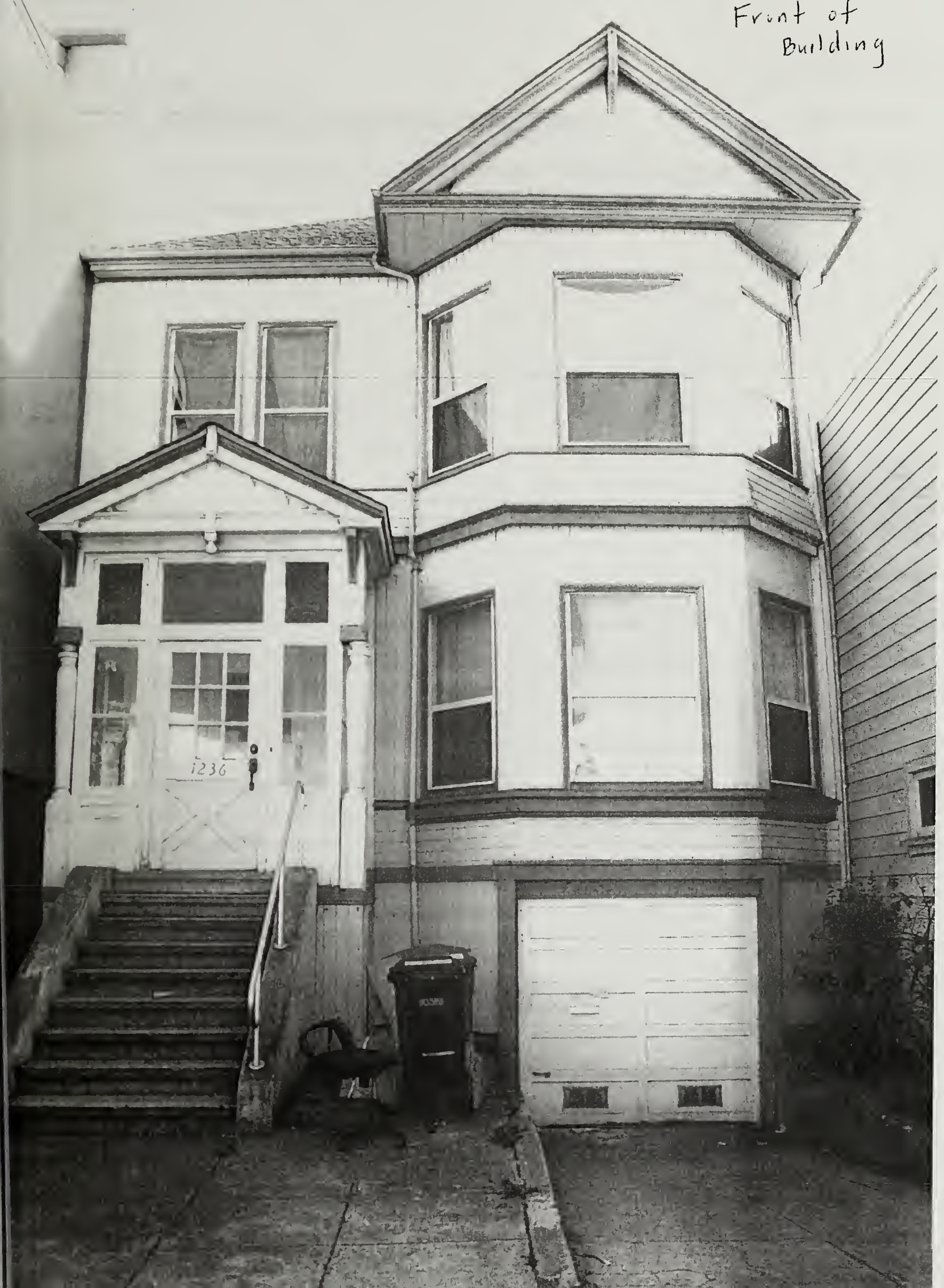
No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is an example of a common Victorian style residence that has been drastically modified from its original appearance. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Inner Sunset neighborhood on a block that exhibits a great variety of architectural styles, construction dates and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6 · 5 · 2014

Front of Building



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JUN 12 2014

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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1990 12th Ave		2123B/001V	
Case No.	Permit No.	Plans Dated	
2014.0741E	201402057859	4/11/2014	
☐ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval.			
Replace vinyl windows with aluminum windows, new front door, new siding and reroofing.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

Digitally signed by Jean Poling
[illegible]

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project does **not** conform to the scopes of work. **GO TO STEP 5.**
☐	Project involves four or more work descriptions. **GO TO STEP 5.**
☐	Project involves less than four work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: per PTR form dated 5/30/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

6-5-2014

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an** ***Environmental Evaluation Application.***
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen Hilyard	**Signature or Stamp:** 6-5-2014
Project Approval Action: Select One Building permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	5/30/2014

PROJECT INFORMATION:

Planner:	Address:	
Gretchen Hilyard	1990 12th Avenue	
Block/Lot:	Cross Streets:	
2123B/001V	Rockridge Drive	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0741E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/11/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by VerPlanck Historic Preservation Consulting (dated April 2014)

Proposed project: replace vinyl windows with aluminum windows, new front door, new siding and reroofing.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by VerPlanck Historic Preservation Consulting (dated April, 2014) and information found in the Planning Department files, the subject property at 1990 12th Avenue contains a split-level, wood-frame, single-family dwelling constructed in 1941 by an unknown architect/contractor in a hybrid of the Minimal Traditional and California Ranch styles and a one-story, wood-frame garage built in 1947. Known exterior alterations to the property include: removal of the integral garage and building a new garage to the north, and recladding the exterior in painted cedar shingles.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is an example of a common Minimal Traditions style residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Golden Gate Heights neighborhood on a block featuring buildings with construction dates ranging from the late 1930s to the mid-1950s. The neighborhood is a non-descript example of residential tract development in San Francisco and is not distinctive such that it would qualify for listing as a historic district.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

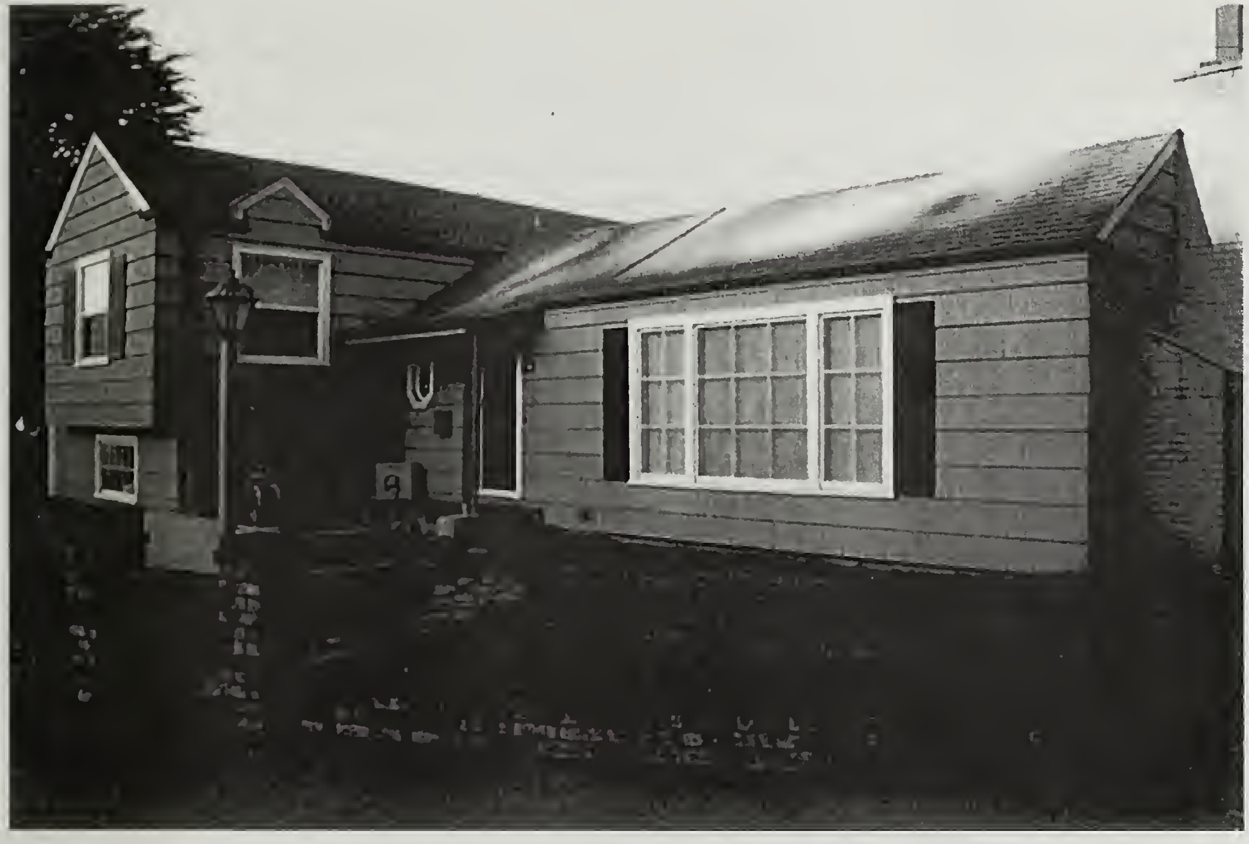
Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6·5·2014

HISTORIC RESOURCE EVALUATION

PART I

1990 12TH AVENUE

San Francisco, California



April 2014

Prepared by

VerPlanck
HISTORIC PRESERVATION CONSULTING

San Francisco, California

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT
JUN 12 2014
SAN FRANCISCO
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
157 24th Ave		1334/006	
Case No.	Permit No.	Plans Dated	
2013.1874E		3/24/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Add garage; alter the front stair and building facade; add a partial third story; add a basement level; extend the rear of the building over the existing first floor.			

14

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling No archeo impacts.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner **must check box below before proceeding.**	
☐	Project is not listed. **GO TO STEP 5.**
☒	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 5/30/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Allison V	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Allison Vanderslice	**Signature or Stamp:** Allison V 6/5/2014
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	5/30/2014	**Date of Form Completion**	5/30/2014

PROJECT INFORMATION:

Planner:	Address:	
Allison Vanderslice	157 24th Ave	
Block/Lot:	Cross Streets:	
1334/006	Lake Street and West Clay Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.1874E

PURPOSE OF REVIEW: ● CEQA ○ Article 10/11 ○ Preliminary/PIC

PROJECT DESCRIPTION: ● Alteration ○ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 04/23/2013

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

The proposed project consists of a vertical and horizontal addition, addition of a garage and driveway, new shingle cladding, and window replacement. A Supplemental Information for Historic Resource Evaluation (Supplemental) form prepared by Kristina Baker (dated 2/11/2014) and an Historical Evaluation Report (HRE) by Tim Kelley Consulting (dated 03/2006) for 157 24th Avenue was submitted by the project sponsor to aid this review.

PRESERVATION TEAM REVIEW:

Historic Resource Present ○ Yes ● No * ○ N/A

Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	○ Yes ● No	Criterion 1 - Event:	○ Yes ● No
Criterion 2 -Persons:	○ Yes ● No	Criterion 2 -Persons:	○ Yes ● No
Criterion 3 - Architecture:	○ Yes ● No	Criterion 3 - Architecture:	○ Yes ● No
Criterion 4 - Info. Potential:	○ Yes ● No	Criterion 4 - Info. Potential:	○ Yes ● No
Period of Significance:	n/a	Period of Significance:	n/a
		○ Contributor ○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Based on the Supplemental form completed for the subject property and additional research by Department staff, the subject property at 157 24th Avenue is not an historical resource under CEQA.

Constructed in 1908, the building was built during the post-earthquake expansion of the Outer Richmond area and western portions of the City generally. As many properties were constructed during this period, the subject building does not appear to be significant for its association with post-earthquake development or with any other significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the HRE prepared for the subject property, no significant persons are associated with the property. Therefore, the subject property is not significant under Criterion 2. The subject building is an one-and-half-story, side-facing gable-roof, shingle-clad, single-family residential building. The subject building has elements of the First Bay Regional Tradition but is not a distinguished example of this style and has undergone several rounds of alterations. More significant examples of this type and style can be found nearby, such as 52 West Clay Street. The building was designed by architect Oliver Everett (1860-1943). Everett is known for his design of 261 Columbus Avenue (City Lights Bookstore, Landmark No. 228) and for high-style residences, such as 3340 Washington and 2535 Vallejo. The subject property does not appear to be a significant example of Everett's work. Therefore, the subject property is not significant under Criterion 3. The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

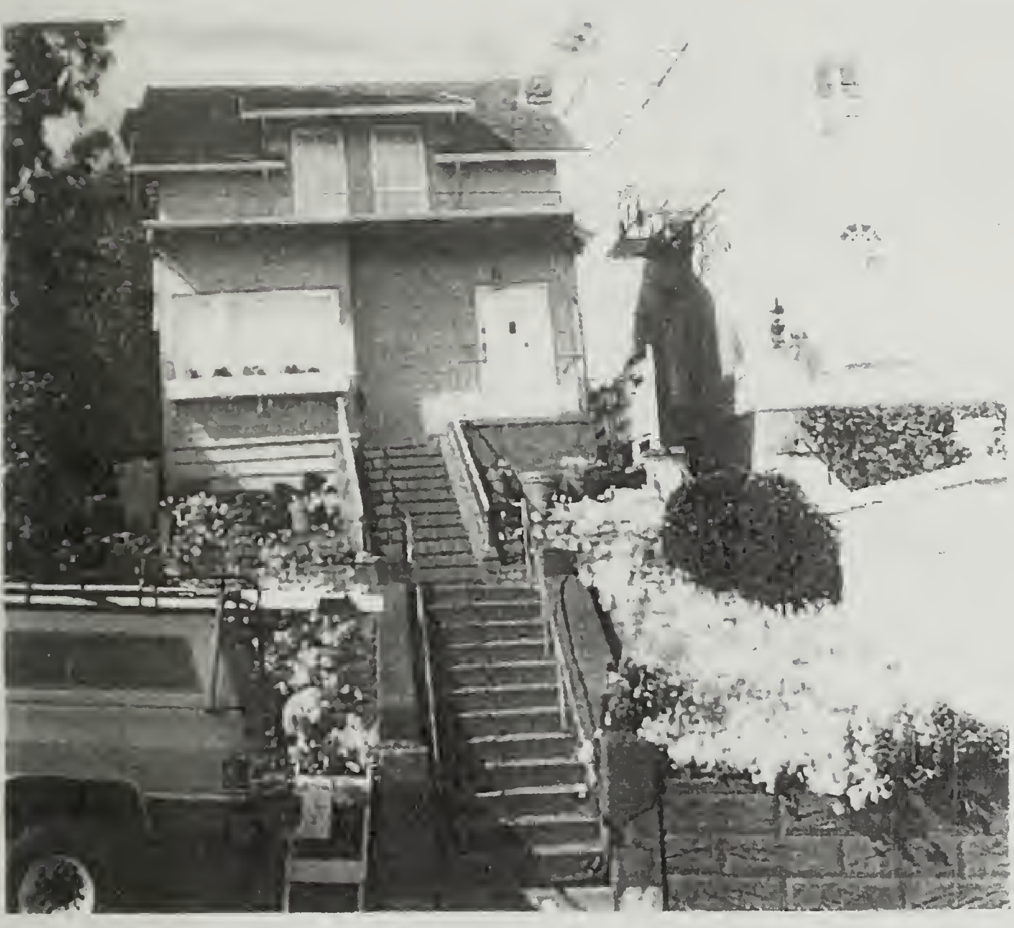
The subject property does not appear to contribute to an eligible or identified historical district. The subject property is located with the historically restricted residence park of West Clay Park, advertised by Lyon & Hoag as an extension of Pacific Heights in 1910. The West Clay Park subdivision was located from Lake Street to the Presidio wall between 22nd and 24th avenues and was primarily developed by individual lot owners during the 1910s. While West Clay Street may contain a coherent collection of residential buildings to qualify as an eligible district, the range of residential buildings types and styles with varying setbacks directly surrounding the subject property on 157 24th Avenue and including the subject property does not appear to contain sufficient coherence to qualify as an eligible district or to contribute to a West Clay Park district, if identified in the future.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Imada	6-5-2014

Historical Evaluation

157 Twenty Fourth Avenue
San Francisco, California

March 2006



Tim Kelley Consulting
[illegible]

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1372 Francisco St		0473/013A	
Case No.	Permit No.	Plans Dated	
2014.0650E		4/14/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Rear horizontal expansion and third floor addition.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Jean Poling [illegible]	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☒	Project does not conform to the scopes of work. **GO TO STEP 5.**
☐	Project involves four or more work descriptions. **GO TO STEP 5.**
☐	Project involves less than four work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations** to publicly accessible spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 6/4/2014
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Allison Vand	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Allison Vanderslice	**Signature or Stamp:** Allison Vand 6/5/2014
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO

PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	6/4/2014	**Date of Form Completion**	6/4/2014

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	1372 Francisco Street	
Block/Lot:	Cross Streets:	
0473/013A	Gough and Franklin streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2014.0650E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	04/14/2014

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	The proposed project includes a horizontal and vertical addition, addition of a roof deck, reconfiguring of all doors and windows on the primary facade, recladding of the red tile parapet with corrugated zinc, and an extensive interior remodel. A Supplemental Information for Historic Resource Evaluation (Supplemental) form for the subject property dated June 2014 was submitted by the project sponsor to aid this review.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Based on the Supplemental form completed for the subject property and additional research by Department staff, the subject property at 1372 Francisco Street is not an historical resource under CEQA.

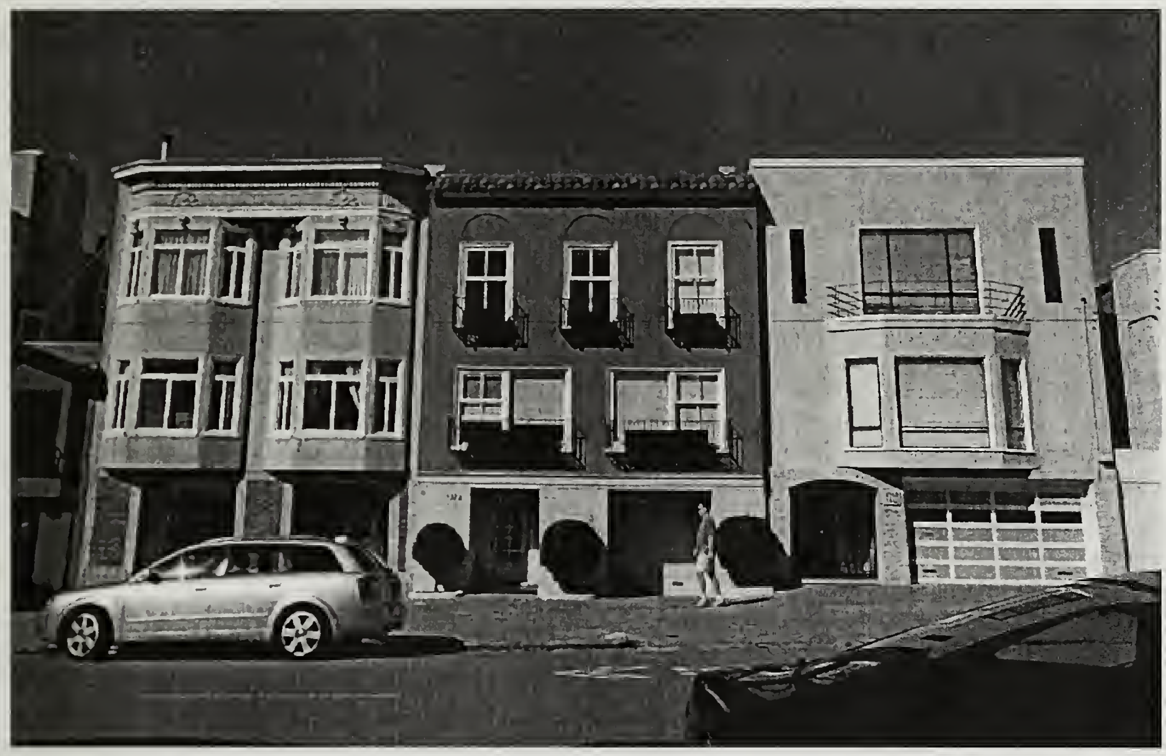
Constructed in 1922, the building was constructed after the initial development of the Marina neighborhood and during the general post-PPIE development of the neighborhood. The subject building does not appear to be associated with any significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the Supplemental form prepared for the subject property, no significant persons are associated with the property. Therefore, the subject property is not significant under Criterion 2.

The subject property consists of a two-story-over-garage, brick and stucco-clad, flat-roof, rectangular-plan residential building with simplified Mediterranean Revival-style detailing. The subject building is a typical and not distinguished example of an 1920s residential building found in the Marina neighborhood and San Francisco generally. As this building type is common in the neighborhood and the subject building is not an unique or exceptional example, the subject building is not individually eligible as a significant example of a type, period, or style. Based on permit records, the building was constructed by local builder Thomas Hamill and was not architect-designed. The building does not appear to be the work of a master architect or builder. Therefore, the subject property is not significant under Criterion 3.

The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

The subject property does not appear to be within an identified or eligible historic district and nearby Historic Resource Evaluation Responses have determined that the area does not to be an historic district. The subject block faces of Francisco Street contain primarily two-story-over-garage residential buildings with a range of restrained Period Revival styles that are common in the Marina. The majority of the buildings in the area are not architecturally distinguished and some lack integrity.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-5-2017



ENLARGED FRONT FACADE OF SUBJECT PROPERTY

1372 Francisco Street (center), EAG Studio, 2013.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2079 15th Avenue		2135/001O	
Case No.	Permit No.	Plans Dated	
2014.0730E		4/10/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical expansion of a single-family dwelling by adding a second floor above existing plus a sub-basement at the rear portion of the building.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Joy Navarrete Digitally signed by Joy Navarrete DN: cn=Joy Navarrete, o=Planning, ou=Environmental Planning, email=joy.navarrete@sfgov.org, c=US Date: 2014.05.13 10:54:21 -07'00'	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: per PTR form dated 5/29/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Gretchen A. Hilyard 6/5/14

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen Hilyard	Signature or Stamp: Gretchen A. Hilyard 6-5-2014
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	5/29/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	2079 15th Avenue	
Block/Lot:	Cross Streets:	
2135/0010	Quintara Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0730E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/10/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Tim Kelley Consulting (March 2014).

Proposed project: vertical expansion of single-family dwelling by adding a 2nd floor and sub-basement at the rear.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared Tim Kelley Consulting (dated March 2014) and information found in the Planning Department files, the subject property at 2079 15th Avenue contains a 1-1/2-story-over basement; wood frame single-family residence constructed in 1920 in a vernacular style with some Craftsman style detailing. The original architect was Edward E. Young and the original owner was Mona Williams. The building has undergone many alterations over time, including: termite repairs (1978), demolition of the rear garage (1985), dry rot repair of front stairs (1986), construction of a new garage (1998). Visual inspection indicates that the front porch was enclosed, the primary entrance moved, the porch flooring altered, and the primary façade replaced at unknown dates.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a Vernacular style single-family property with some Craftsman style details. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Inner Sunset neighborhood. The area displays two separate periods of residential development — 1915-1920 and 1939-1946. According to Tim Kelley Consulting, there is a fair amount of uniformity among the 1930s and 1940s buildings on the block. The buildings on the east side of 15th Avenue between Quintara and Pacheco Streets were constructed in 1946 by Henry Doelger as part of the Golden Gate Heights subdivision and Golden Gate Heights was not studied for historic district potential as part of this project. The subject property sits on the west side of the block, which exhibits a variety of architectural styles and range of construction dates from 1915 to 1946. The area around the subject property does not contain a significant concentration of historically or aesthetically unified buildings such that the area would qualify as a historic district.

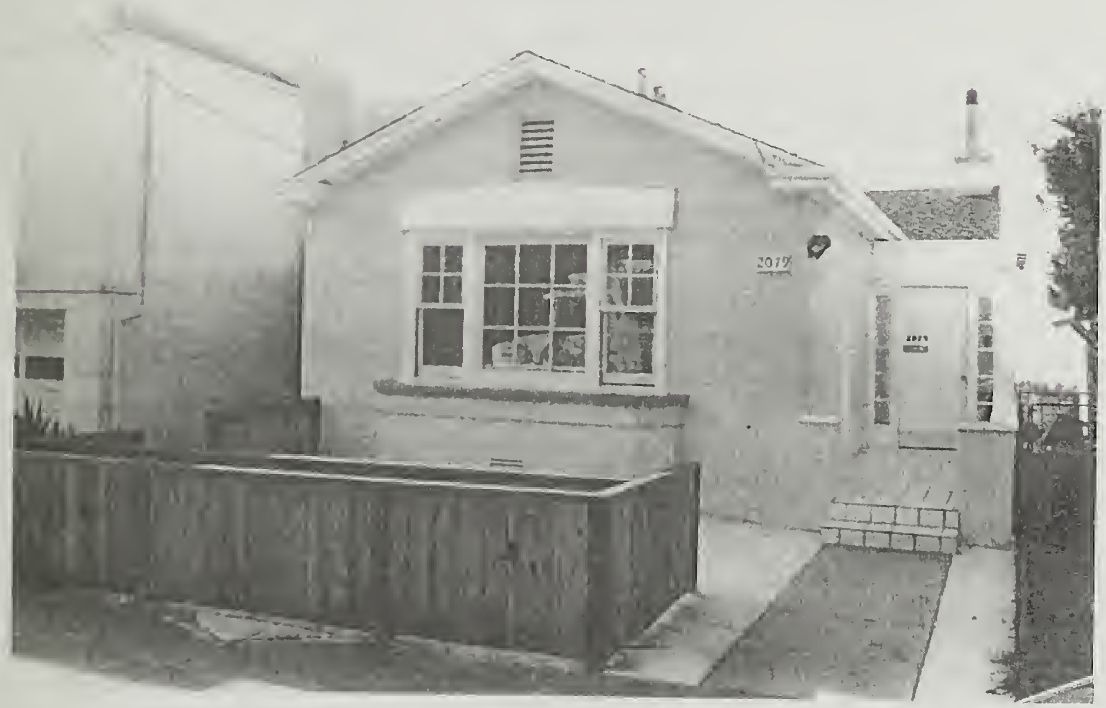
Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Imada	6-5-2014

PART I HISTORICAL RESOURCE EVALUATION

2079 15TH AVENUE

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC
HISTORICAL RESOURCES
2912 DIAMOND STREET #330
SAN FRANCISCO, CA 94131
415.337-5824
TIM@TIMKELLEYCONSULTING.COM

SAN FRANCISCO
PLANNING DEPARTMENT

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JUN 12 2014

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
130 Randall St		6656/022
Case No.	Permit No.	Plans Dated
2014.0728E		4/11/2014
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction

Project description for Planning Department approval.

Alteration & addition to a two story single family home. Demo existing 2nd floor & replace it with new construction. Construction of 3rd floor level & roof deck; new stairs; new windows and doors & new skylights.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	Seismic: **Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	Seismic: **Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Per GIS database & Department's thresholds, the scope of work does not trigger additional CEQA review, except for historic.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ____________ *(attach HRER)* b. Other *(specify)*: per PTR form dated 5/28/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an *Environmental Evaluation Application.*
☒	**No further environmental review is required. The project is categorically exempt under CEQA.** Planner Name: Gretchen Hilyard Date: 6/5/2014 Signature or Stamp: Gretchen a. Hilyard Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	5/28/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	130 Randall Street	
Block/Lot:	Cross Streets:	
6656/022	Church Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0728E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/11/2014

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:

Submitted: Supplemental Information Form prepared by Julie Kim (dated May 22, 2014).

Proposed project: demolition of existing 2nd floor and replacement with new construction. Add new 3rd floor and new roof deck.

PRESERVATION TEAM REVIEW:			
Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

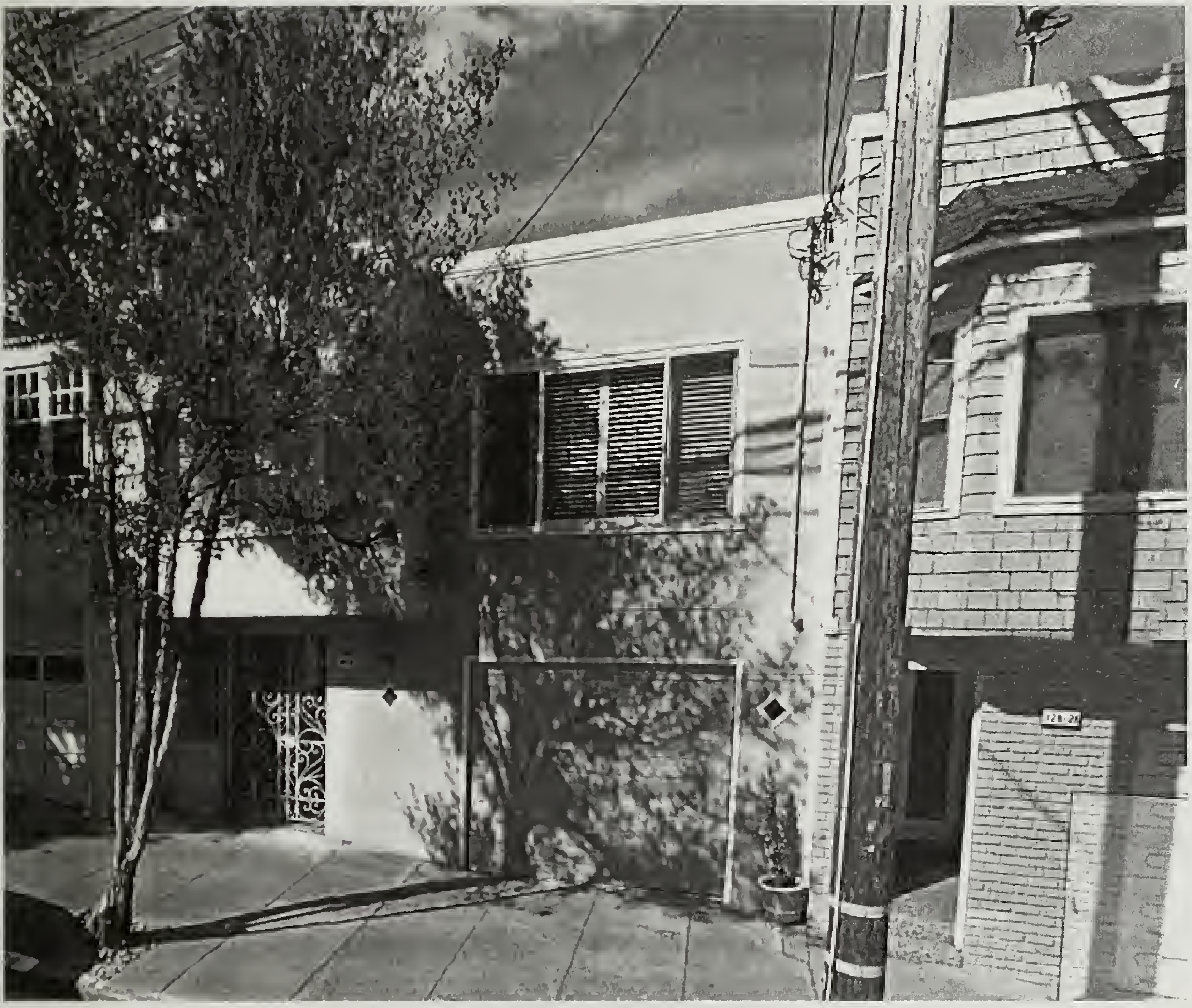
According to the Supplemental Information Form for Historic Resource Determination prepared by Julie Kim (dated May 22, 2014) and information found in the Planning Department files, the subject property at 130 Randall Street contains a 1-story-over-garage; wood frame single-family residence constructed in 1954 in the Minimal Traditional architectural style by William F. MacDonagh. Known exterior alterations to the property include: removal of existing rear addition and construction of a new 3-story addition (2006), and window replacement aluminum to wood composite (2006).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is an example of a common Minimal Traditions style residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Glen Park neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. Although some architecturally distinctive individual buildings exist, the area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5 6·~~[illegible]~~-2014



130 Randall Street looking north. Image courtesy of Google Street View, 2014.

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JUN 16 2014
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PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3551-3553 Scott St		0921/003	
Case No.	Permit No.	Plans Dated	
2014.0628E		3/24/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Reconfigure units in existing building. Add fourth story.			

114

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. **If one or more boxes are checked above, an *Environmental Evaluation Application* is required.**

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

>50 cy excavation; sponsor has entered Maher program and requested waiver.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 6/4/14 *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Jonathan Lammers	**Signature or Stamp:** Jonathan G. Lammers 6/6/14
Project Approval Action: Other (please specify) *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date June 4, 2014
Case No.: 2014.0628E
Project Address: 3551-3553 Scott Street
Zoning: RH-3 (Residential-House, Three Family)
40-X Height and Bulk District
Block/Lot: 0921/003
Date of Review: June 4, 2014 (Part I)
Staff Contact: Jonathan Lammers (Preservation Planner)
(415) 575-9093
jonathan.lammers@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 3551-3553 Scott Street, is located on a rectangular-shaped lot measuring 25 feet by 93.75 feet on the west side of Scott Street between North Point Street and Bay Street in the Marina neighborhood. The property is located within an RH-3 (Residential-House, Three Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a two-story-over raised basement, wood-frame, two-unit residential flat constructed in 1925 and designed with Classical Revival style design influences. The building is largely rectangular in plan, clad with textured stucco, and capped by a flat roof. The primary façade faces east onto Scott Street and features an angled bay window on the second story which partially overhangs another angled bay window on the first story.

The primary entry is located at the north end of the primary façade within a recessed tunnel entry featuring a double-height arched opening and a straight run of brick steps. The entrances to the individual flats are wood, multi-light doors. An integral garage with a partially-glazed roll-up door is centered on the basement level within a deep recess featuring a shouldered-arch opening. The south end of the garage recess includes a paneled wood pedestrian door with four lights. The garage is flanked by low concrete planters.

The building is fenestrated with wood casement windows crowned by arched fanlights with molded trim. There are four windows in the first story bay window, and five at the second story. Ornamentation on the primary façade includes molded wood beltcourses located at the base of the first and second stories. The primary façade terminates in a dentil stringcourse and modillion cornice.

Known exterior alterations to the property are limited to the addition of a roof deck (2010). Following the 1989 Loma Prieta Earthquake the property was stabilized with grout soil enhancement and the installation of a new steel beam system (1990).

Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

3551-3553 Scott Street is located in San Francisco's Marina neighborhood. The area surrounding the subject property is exclusively residential and characterized by an extremely consistent street pattern featuring two-story-over-raised- basement flats on the interior of the block face, with three-story-over-raised-basement apartment buildings at the corners. Construction dates for buildings located on the subject block are bracketed entirely between the years 1925 and 1927. This is reflected in the architecture of the building stock, which is dominated by vernacular designs incorporating Mediterranean Revival and Classical Revival design influences. There is also a strong pattern relative to recessed pedestrian and garage entrances, angled bay windows, and cornice rooflines. Generally speaking, the overall level of architectural integrity along the subject block face is excellent, with window replacement being the most common alteration. It should be noted that the blocks immediately surrounding the subject building have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1954	Period of Significance: N/A ☐ Contributor ☐ Non-Contributor

Based on the information provided in a Supplemental Information for Historic Resource Determination form prepared by Tim Kelley Consulting (dated March 2014), information found in the Planning Department files, and research conducted on the Marina neighborhood, Preservation staff finds that the subject building is not eligible for listing on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
As shown on the 1869 U.S. Coast Survey map, most of what is today the Marina District was either submerged beneath San Francisco Bay or consisted of shallow tidelands. The primary routes through the area were the Presidio Road, developed during the 1840s, and the Bay Shore & Fort Point Road, a toll road developed in 1864 which ran from North Beach to the Presidio.

During the late 19th century, much of the area remained sparsely developed, although a few industrial facilities were constructed in the vicinity, as well as a popular weekend resort known as Harbor View Park. During this period, San Francisco businessman, James Fair, purchased nearly fifty blocks in the Harbor View area, much of which consisted of submerged lands. In 1892, Fair convinced the city to build a seawall in order to fill in the area, which could then be used for further industrial development. The project was halted in 1894, however, with only 60 acres having been filled.

After the 1906 Earthquake and Fire, earthquake refugee camps were established at Harbor View (Camp No. 8) and at Lobos Square (Camp No. 9). By 1910, with San Francisco well on the way to recovery from the Earthquake, San Francisco merchants raised over four million dollars to develop the Harbor View area as the site of a World's Fair. They also formed the Exposition Company, which began leasing lands for the site of the fair—including large tracts of land owned by the daughters of James Fair. Suction dredges were then used to pump sand and mud from San Francisco Bay to fill the remaining area behind the seawall. Existing buildings adjacent to the newly filled land were demolished or moved to make way for the Exposition.

The Panama-Pacific International Exposition (PPIE) opened in February 1915, celebrating both the completion of the Panama Canal and San Francisco's recovery from the Earthquake. Over 18 million visitors came to the fair over the course of the year. The vast majority of the PPIE buildings were designed to be temporary, and most were demolished immediately following the fair. By 1917, the only remaining buildings were the Yacht Harbor, the North Gardens (now Marina Green), the Palace of Fine Arts and the Column of Progress (no longer extant). The streetcar lines established by the San Francisco Municipal Railway to provide access to the fair remained in use, however, making the former PPIE lands extremely attractive for residential development.

In order to avoid haphazard development of the site, an organization known as the Exposition Preservation League was formed in 1915 by property owners in the adjacent Pacific Heights neighborhood. According to a study of San Francisco zoning between 1914 and 1928, the expressed goal of the League was to protect their property values by promoting public zoning restrictions that would "encourage the formation of a high-class residential district" on the former Exposition grounds.[1] The League also wanted to preserve the institutional buildings from the PPIE for use as museums, schools and parks.

There was already ample precedent for this type of development in San Francisco, including St. Francis Wood and Forest Hill, both exclusive residential parks opened circa 1912. With additional support from the Commonwealth Club, the efforts of the League led directly to the creation of San Francisco's first Planning Commission in 1917, with Frank Turner—the leader of the Exposition Preservation League—as its Vice President. After conducting a planning study, the Board of Supervisors enacted San Francisco's first zoning ordinance in 1921.

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[1] Marc. A. Weiss, "The real estate industry and the politics of zoning in San Francisco, 1914-1928," *Planning Perspectives*, 3, (1988), 316.

In 1922, the Marina Corporation was formed to develop 55 acres bounded by Fillmore, Scott, Chestnut and Marina Boulevard. Here, diagonal and curvilinear streets were installed to provide bay views and promote the idea of a residential park. Elsewhere, the land owned by James Fair's daughters was sold off and developed with the standard street grid. Residential and commercial uses were generally segregated in accordance with the new zoning regulations.

In the 1920s and 1930s, the new Marina District—as the former Harbor View area came to be known—experienced a sustained residential building boom. Although the Exposition Preservation League had lobbied for the development of a "high class" residential district, many properties were built en masse by real estate companies on speculation, resulting in numerous pockets of semi-identical buildings designed for a predominately middle class clientele. Larger and more architecturally ornate buildings were typically reserved for areas with enhanced views, such as along Marina Boulevard facing San Francisco Bay, or along Baker Street in the vicinity of the Palace of Fine Arts

The new houses, flats, and apartments were constructed in a variety of architectural styles, with Mediterranean Revival and Classical Revival influenced designs by far the most popular. Other common influences included Tudor Revival, Spanish Colonial Revival and French Provincial designs, as well as scattered examples of Art Deco buildings. Reflecting shifts in transportation, a significant aspect of this development was the inclusion of integral automobile garages in nearly every building.

Civic development accompanied the growth of the Marina District. This included construction of the Funston Playground (now called Moscone Recreation Center) at Lobos Square, as well as the Winfield Scott School (1930) and Marina Junior High School (1937). Portions of Chestnut Street evolved as the primary commercial corridor, largely because it marked the route of the D Geary-Van Ness streetcar line, later replaced by a bus line. By the late 1930s, the Marina District was almost completely built out.

Considered as a whole, the build out of the Marina neighborhood represents a concentrated (circa 1923-1932) burst of development associated with redevelopment of the former PPIE grounds. This tenor of this redevelopment was strongly influenced by the efforts of the Exposition Preservation League and newly-enacted zoning ordinances which severely restricted any type of use other than residential. The result was the creation of an entirely new, automobile oriented, residential neighborhood featuring strongly segregated land uses and distinct boundaries. As mentioned previously, however, the Marina neighborhood was not the first or a unique example of this type of development in San Francisco, but rather the continuation of a general trend in the development of residential parks during the early 20th century.

Because almost every building constructed in the neighborhood during this era is generally associated with these themes, individual buildings are unlikely to qualify for listing as historic resources under the theme of residential development. Possible exceptions include examples of "model homes" which relate to the earliest development efforts in the neighborhood, as well as architect-designed homes displaying high artistic values. Groups of properties qualified as historic resources under this criterion should demonstrate specific associations with the historic context in an important way. These might include properties that symbolize the Exposition Preservation League's intention to develop the Marina neighborhood as a high-quality residential district. Such properties would also be significant for their aesthetic associations under Criterion 3.

The subject property, 3551-3553 Scott Street, is associated with the development of the Marina District development following the 1915 Panama Pacific International Exposition, but its construction does not appear to be individually significant within that context. Rather, it appears to be one of numerous semi-identical residences constructed during the mid-1920s by builder-developers, the Meyer Brothers. Likewise, the building does not appear to contribute to a potential historic district. While the subject block is extremely consistent in terms of age and use, it does not demonstrate any specific or important association with development of the neighborhood.

It is therefore determined that 3551-3553 Scott Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1. However, this finding does not preclude the identification of other historic districts in the Marina neighborhood.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past. 3551-3553 Scott Street was built on speculation by its developer, the Meyer Brothers, and subsequently sold to Frank and Edna Frerichs in October 1925. The Frerichs most likely owned it as an investment property, occupying the flat addressed as 3553 Scott Street, while renting out the unit addressed as 3551 Scott Street. The Frerichs were both born in California and prior to moving to Scott Street were living at 234 Guerrero Street. The 1925 city directory also shows that Mr. Frerichs was co-owner of Frerichs Brothers grocery at 426 Valencia Street (no longer extant). Subsequent city directories indicate that the Frerichs' daughter, Jane (stenographer) also lived at the property between 1937 and 1941, and that Frank was working as a driver for the Home Laundry Company during the 1940s.

By 1955, Jane Frerichs had married Raymond Jacobson (clerk). The couple lived at 3553 Scott Street property from the 1950s until at least the late 1970s, with Jane L. Jacobsen inheriting the property in 1970. It was later re-deeded to Jane L. and Raymond L. Jacobson (1974), to Raymond Jacobson (1981), and to Kenneth Jacobson, a clerk at Rossi's Market (1985). In 2008, the property was sold to Meghan and Gregory Harris, and in 2013 was sold to the current owners.

According to the Supplemental Information for Historic Resource Determination form prepared by Tim Kelley Consulting, occupants of 3551 Scott Street have included the following:

1926-1929	Aaron and Mabel Siminoff (ladies tailor)
1931	Emil and Ursula Raffeto (credit officer, Bank of America)
1932	Helen Johnson (maid)
1934-1939	Leonard Gerson (salesman), Philip Gerson (manager), Melvin Gerson (salesman)
1941-1954	Elmer and Virginia Johnson (clerk)
1955-1968	David and Eloise Garadebian (fruit worker)
1969-1973	Carl and Judith Jacobson (vice president, Management Analysis Center, Inc.)
1978-1982	Charles Woodley (no occupation given)

Based on this ownership and occupant history, the property is most closely identified with the Frerich and Jacobson families, which owned and occupied the building from 1925 through at least the 1980s. However, research has not indicated that either the Frerichs or Jacobsons are persons important to local, state or national history. Similarly, none of the occupants of 3551 Scott Street have been identified as historically significant personages.

It is therefore determined that 3551-3553 Scott Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
3551-3553 Scott Street was constructed in 1925 by the Meyer Brothers. The company was led by Theodore G. Meyer (1892-1957), president, and Rollin E. Meyer (1894-1966), vice president. The brothers were born in California and raised in Oakland. According to a 1917 draft registration card, Theodore was then employed as a carpenter, while a 1918 University of California, Berkeley yearbook shows that Rollin was then studying mechanics.

By the early 1920s, the Meyer Brothers were described in San Francisco newspapers as the "Home Makers," and noted for their streamlined construction methods, which included an in-house staff of full-time tradesman. A *San Francisco Chronicle* article from April 1922 mentions that their methods were to be the subject of a small book written Guy C. Macdonald, although no copies of this work are available at local repositories. A subsequent *San Francisco Chronicle* article from November 18, 1922 also noted that the company maintained its own construction facility: "The immense plant of 'The Home Makers,' organized down to the greatest efficiency, has been instrumental ... in reducing the cost of building homes to a minimum." Along with work in the Marina and Richmond neighborhoods, the Meyer Brothers were the primary developers of the Miraloma Park subdivision.

The 1925 city directory shows that the firm maintained an office at 1 Montgomery Street, but by 1929 the firm was listed at 751 Portola Drive (soon thereafter at 735 Portola Drive) within the Miraloma Park development. Other company employees listed in the 1925 directory included architect Thomas Ernest Pring. A graduate of the University of California, Pring was working as a draftsman in 1920, and circa 1923 joined the Meyer Brothers as an architect. In 1926 he joined with S. A. Lesswing, who had previously worked as an estimator and superintendent for the Meyer Brothers, in the partnership, Pring & Lesswing. The firm remained active through at least 1929, and is known to have completed design work for the Meyer Brothers, as well as the Schultz Construction Company, during that time. Pring maintained offices in San Francisco through the 1930s, but little else is known of his career.

Circa 1941, Theodore Meyer formed the Meyer Construction Company, located on Custer Avenue west of Quint Street. By 1949, the company had been renamed Theodore Meyer & Sons. At that time, Theodore also served as president of the Hayman Building Supply Company, a large lumber and planing mill operation located at the same Custer Avenue location. Based on the breadth of their work, the Meyer Brothers appear to qualify as master builders.

Considered individually, 3551-3553 Scott Street does not appear to be a particularly strong or notable example of its type, period or style, nor does it appear significant as a work of the Meyer Brothers. Rather, it is typical of scores of residential buildings constructed in the Marina neighborhood by contractor builders during the 1920s, as well as in other neighborhoods in San Francisco. Thus, the building does not appear individually eligible for listing in the California Register under Criterion 3.

Likewise, the building does not appear to contribute to a potential historic district. While the subject block is extremely consistent in terms of building age, scale, massing and materials, it does not demonstrate any specific or important architectural associations, nor does it possess high artistic values.

It is therefore determined that 3551-3553 Scott Street is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district. However, this finding does not preclude determining that other buildings, or collections of buildings in the Marina District, are eligible for listing under this criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 3551-3553 Scott Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

3551-3553 Scott Street is not significant under any of the California Register criteria discussed above. Therefore, an analysis of integrity is not warranted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

3551-3553 Scott Street is not significant under any of the California Register criteria discussed above. Therefore, a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
  - ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District

☐ Non-contributor to an eligible Historic District

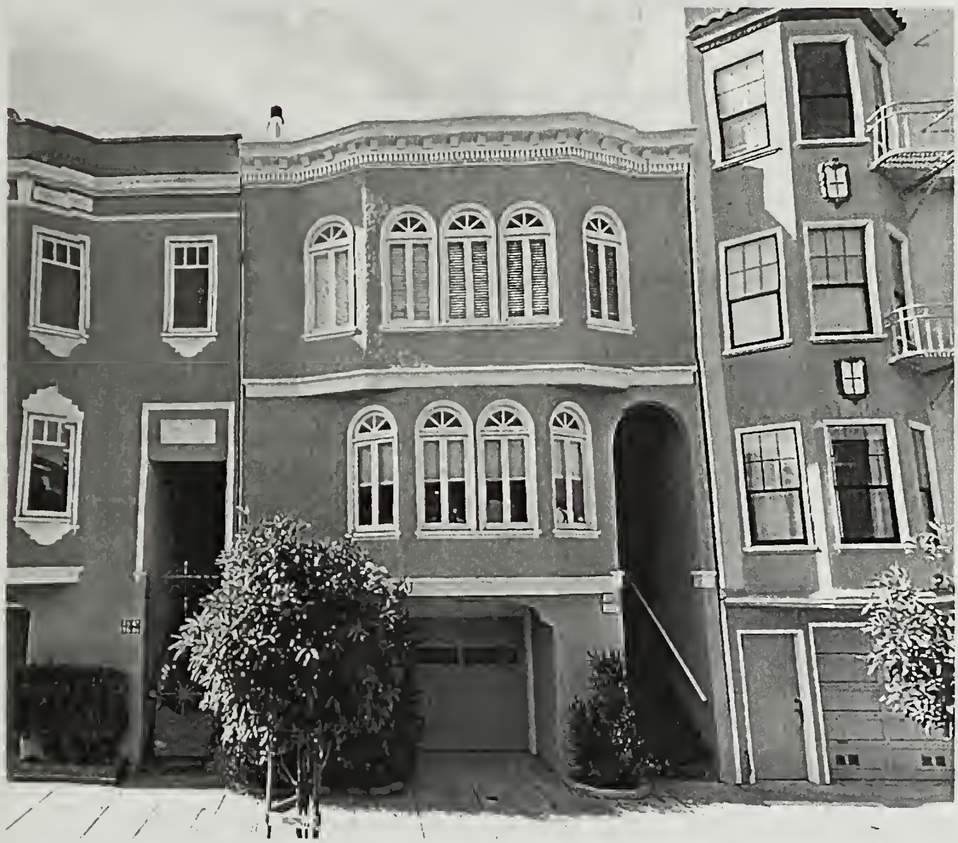
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

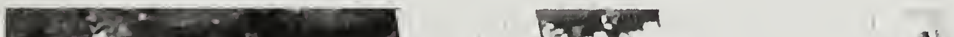
Signature: ______________________ Date: 6-5-2014

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



View northeast to the primary façade of 3551-3553 Scott Street (Google Maps)



Satellite view looking west toward 3551-3553 Scott Street (Google Maps)

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	2013.1180E
Project Title:	830 El Camino Del Mar
Zoning:	RH-2 (Residential – House, Two Family) Use District 40-X Height and Bulk District
Block/Lot:	1312/022
Lot Size:	25,526 square feet
Project Sponsor:	Bohlin Cywinski Jackson (415) 989-2100
Staff Contact:	Laura Lynch – (415) 575-9045 Laura.Lynch@sfgov.org

PROJECT DESCRIPTION:

6/14

The project site is located in the Seacliff neighborhood, on the northern side of El Camino Del Mar between the intersections at Lake Street and 32nd Avenue. The property is on an interior lot, within an irregularly shaped block on a cliff above China Beach. The existing single story building is located at the rear of the property, and is below the existing grade of El Camino Del Mar. The site consists of a 4,054 square-foot (sq. ft.), one-story single family residence with an attached two-car garage. The proposed project is to convert the existing garage to habitable space, construct a detached garage (1,600 sq. ft.) and expand the existing building by approximately 2,000 sq. ft. to create a 6,413 sq. ft. single family residence.

EXEMPT STATUS:

Categorical Exemption, Class 1(e)(2) and 3(e) (State CEQA Guidelines Section and 15301(e) and 15303(e))

GOVERNMENT
DOCUMENTS DEPT

JUN 24 2014

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PUBLIC LIBRARY

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah Jones
Sarah B. Jones
Environmental Review Officer

June 6, 2014
Date

cc: Bohlin Cywiniski Jackson, Project Sponsor
Sharon Lai, Current Planning
Shelley Caltagirone, Preservation
Supervisor Mark Farrell, District 2
Virna Byrd, M.D.F.
Historic Preservation Distribution List

PROJECT DESCRIPTION(CONTINUED):

Proposed project work includes the renovation and conversion of the existing two car garage to create additional habitable space, the addition of a bedroom and bathroom, approximately 1,200 sq. ft. of new lower level living spaces, a horizontal addition at the front and rear of the building, a remodeled interior, and new roof decks with a stair and penthouse, for access. The vertical renovations to the existing main residence would occur below ground with approximately 12 ft. of excavation. The project would also construct a 12 ft. tall, detached two car garage with lower level habitable space. The structure of the house would also be seismically upgraded.

Project Approvals

The proposed project would require a building permit from the Department of Building Inspection (DBI).

Approval Action: The proposed project is subject to notification under Section 311 of the Planning Code. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

Geology. The Planning Department's records show that the property is on a slope of 20 percent or greater and within a landslide zone. A geotechnical investigation was conducted for the property at 830 El Camino Del Mar[1]. The geotechnical investigation confirmed that the property is located within a landslide zone. The primary geotechnical concerns outlined within the report are related to rock slope failure, fault rupture, ground shaking, differential compaction, tsunamis and liquefaction. The geotechnical investigation concluded that it is anticipated that shallow landslides involving surficial soils and deeply weathered bedrock would occur in the future. Landslides of this type should not pose a significant threat to the proposed residence improvements provided that they are supported on foundations extending adequately into competent bedrock. The report stressed that because the site is located within a known landslide area, owners of property located in these areas must be aware and willing to accept risks associated with the geologically sensitive area.

The geotechnical report provides several recommendations addressing foundation types, retaining wall drainage, concrete slabs, earthwork and surface drainage. The report further recommends that the lower level addition should be supported on drilled piers bearing into competent bedrock, to provide a more consistent foundation system and to lessen potential for sea cliff retreat and slope instability. The pier supported portion of the addition should include the downhill section which is underlain by fill and the detached garage should be supported on either a mat or drilled pier-supported foundation. In addition to the recommendations, the investigation states that the geotechnical engineers must review the completed project plans in order to ensure the project's conformance with the investigation. The engineers should also be provided with 48 hours advanced notice of any earthwork operations and should be present to observe and test as necessary, the earthwork, foundation, and drainage installation phases of the project.

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[1] *Geotechnical Investigation & Limited Engineering Geologic Evaluation Residence Improvements 830 El Camino Del Mar San Francisco, California,* Murray Engineers Inc., February 2013.1180E. This report is available for review as part of Case No. 2013.1180E.

The report concluded that the site is suitable for the proposed improvements, provided the recommendations contained within the report are implemented in the design and construction phases. The project's sponsor has agreed to implement the geotechnical report recommendations[2]. To ensure compliance with all San Francisco Building Code provisions regarding structural safety, when DBI reviews the geotechnical report and building plans for a proposed project, it will determine necessary engineering and design features for the project to reduce potential damage to structures from landslide, groundshaking and liquefaction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through the DBI requirement for a geotechnical report and review of the building permit application pursuant to its implementation of the Building Code. Therefore, the proposed project would not result in significant geology impacts.

Historical Resources. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 830 El Camino Del Mar is a historical resource as defined by CEQA. A property may be considered a historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential or if it is within a historic district.

The project site is located within the eligible Seacliff Historic District. This eligible district has a period of significance from 1906-1930 and was previously determined as an eligible historic district under criterion 3. The subject property is not listed on any local, state, or national registries, although it was surveyed in the *1976 Department of City Planning Architectural Quality Survey* with a rating of "3," meaning that it was noted as an architecturally significant structure. In addition to this information, a Historic Resource Evaluation[3] (HRE) was prepared for the property to provide staff with additional background information specifically about the subject building at 830 El Camino Del Mar and as it relates to the surrounding eligible Seacliff Historic District.

In addition to the consultant prepared HRE, preservation staff completed a Historic Resource Evaluation Response Part I[4]. This report outlines that the property was constructed in 1965 and is not individually eligible for inclusion in a California Register, nor is the property considered to be a contributor to the surrounding eligible historic district. The property is not associated with any historic events or trends, thus the property is not eligible individually or as a contributor to a historic district under Criterion 1 (Events). In addition, no persons who have owned or occupied the subject property have appeared to have made important contributions to local, state, or national history, thus making the property ineligible under Criterion 2 (Persons). The property was not designed by a master architect, does not appear to have been an influential work of its time, and does not meet the 50-year age eligibility threshold set forth by the national register. Thus, the subject property does not appear to be of exceptional importance and the property is not individually eligible under Criterion 3 (Architecture). In addition the property was constructed outside of the period of significance (1906-1930); therefore the project is not eligible as a contributor to the eligible historic district. Lastly, the proposed project underwent Preliminary Archeological Review (PAR) by Planning Department staff archeologists, who determined that there would be no effect on archeological resources as a result of the project; therefore the project is not significant with regard to Information Potential (Criterion 4)[5]. Additionally, the project was reviewed by the Residential Design Team to ensure consistency with the Planning Department's Residential Design guidelines, which mandate conformity with the neighborhood character[6]. Therefore, the proposed alteration to the non-contributing building would not materially impair the surrounding eligible Seacliff Historic District and its surroundings such that it does not retain those physical characteristics that justify its eligibility for listing. Therefore, the proposed project would not have a significant impact on on-site or off-site historic resources.

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[2] Alistair Shearer, Rockridge Group. Email to Laura Lynch, San Francisco Planning Department, *830 El Camino Del Mar-Environmental Review*, May 14, 2014. This email is available for review as part of Case File No. 2013.1180E at 1650 Mission Street, Suite 400, San Francisco, CA

[3] *Historic Resource Evaluation 830 El Camino Del Mar,* Ver Planck Historic Preservation Consulting, August 9, 2013. This document is available for review as part of the case number 2013.1180E at the San Francisco Planning Department, Suite 400, 1650 Mission Street, San Francisco, CA.

[4] *Historic Resource Evaluation Response, Part I,* San Francisco Planning Department, January 16, 2014. This document is available for review as part of the case number 2013.1180E at the San Francisco Planning Department, Suite 400, 1650 Mission Street, San Francisco, CA. The document is also attached.

Exemption Class. CEQA State Guidelines Section 15301(e)(2), or Class 1(e)(2), provides an exemption from environmental review for additions to existing structures of up to 10,000 sq. ft. provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would increase the existing 4,054 sq. ft. floor area of the structure by approximately 1,300 sq. ft., substantially less than 10,000 square foot limitation. Additionally, CEQA Guidelines Section 15303(e), or Class 3(e), provides an exemption from environmental review for the construction of accessory structures including garages, carports, patios, swimming pools, and fences. The proposed project would involve the construction of a detached garage with habitable space. Also, the project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available. Therefore, the proposed project would be exempt from environmental review under Class 1 and 3.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant geotechnical or historical resource impacts. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[5] Randall Dean, San Francisco Planning Department. Email to Laura Lynch, San Francisco Planning Department, *830 El Camino Del Mar (2013.1180E) - Preliminary Archeology Review (PAR)*, September 10, 2013. This email is available for review as part of Case File No. 2013.1180E at 1650 Mission Street, Suite 400, San Francisco, CA

[6] *Preservation Team Review Form*, San Francisco Planning Department, June 3, 2014. This document is available for review as part of the case number 2013.1180E at the San Francisco Planning Department, Suite 400, 1650 Mission Street, San Francisco, CA. The document is also attached.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	January 9, 2014
Case No.:	2013.1180E
Project Address:	830 El Camino Del Mar
Zoning:	RH-1(D) (Residential Housing, One-Family, Detached) P (Public) 40-X
Block/Lot:	1312/022
Staff Contact:	Shelley Caltagirone, Preservation Planner (415) 558-6625 I shelley.caltagirone@sfgov.org
MEA Planner:	Laura Lynch, Environmental Planner (415) 575-9127 I craig.jung@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The parcel is located on the north side of El Camino del Mar in the northwest portion of the Seacliff neighborhood. It is located in an RH-1(D) (Residential Housing, One-Family, Detached) Zoning District with public lands to the east, at Lincoln Park, and west, at China Cove. The parcel overlooks the Golden Gate from its elevated position atop the cliffs that extend west to Land's End. The surrounding neighborhood consists of large single-family homes predominantly constructed between 1910 and the 1930s, although there are a number of notable modern-era residences in the immediate vicinity.

830 El Camino del Mar was constructed in 1965 – 1966 by little-known architect Frants Albert in the Third Bay Region Tradition. The building is screened from public view by a redwood security gate as well as by its siting at the rear of the lot. It is a one-story wood frame structure with square foot print that features wings that extend from the north, south and east facades. The roof is flat with elevated portions above the auxiliary wings. The facades are clad in redwood siding with expansive fenestration at the north façade. A light court is off-centered from the center of the building; a pyramidal retractable glass cover for the court was installed in 2000.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries, although it was surveyed in the 1976 Department of City Planning Architectural Quality Survey with a rating of "3," meaning that it was noted as an architecturally significant structure. For this reason, the building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures despite not meeting the 50 year age requirement.

Neighborhood Context and Description

830 El Camino del Mar is located in the northwest portion of the residential Sea Cliff neighborhood, composed of large single-family homes largely constructed between 1910 and the 1930s, with a number of

buildings that were constructed between the Second World War and the early 1970s. Sea Cliff is characterized predominantly by Mediterranean and Spanish Revival styles, although the subject block is more eclectic in appearance. The neighborhood is unique for its curvilinear street pattern, large lots, public landscaping and ocean views. El Camino del Mar winds along the edge of the neighborhood, providing only ten lots on the north side west of China Cove, including the subject parcel.

Development of the neighborhood began after the 1906 Earthquake and Fire which pushed many city residents to outer lands of San Francisco. The earliest subdivisions of the property were in 1906, 1908, and 1913. The development of the former Baker Tract, which became the Sea Cliff residential park, was undertaken by the John Brickell Company, builder and developer Harry B. Allen, and engineer William B. Hoag. The sale of lots in the new neighborhood began in 1913 with later subdivisions occurring in 1916, 1923, and 1928. Many of the homes were designed by prominent Bay Area architects including Willis Polk, Bliss & Faville, Albert Farr, William Wurster, Hyman & Appleton, and George W. Kelham. Hoag designed double roadways with red brick retaining walls, terraced lots, and elevated sidewalks. Development was required to follow strict design guidelines, resulting in a neighborhood with a high level of architectural consistency in terms of scale, setbacks, materials, style, and age as well as unique architect-designed homes. Development appears to have continued through to 1935. The parcels along the north side of El Camino del Mar remained undeveloped, like due to the dangerous constraints of the steep cliffs along the shore, until the late 1910s and 1920s, and for many, including the subject property, until the 1960s.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☐ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: 1906-1930 ☐ Contributor ☒ Non-Contributor

Based on the information provided by VerPlanck Historic Preservation Consulting and research conducted by the Planning Department, Preservation staff finds that the subject building in not eligible for individual listing and is not a contributor to the eligible Seacliff Historic District.

Criterion 1: **Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**
To be eligible under the Event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to the eligible Seacliff Historic District under Criterion 1 (Events).

830 El Camino del Mar was constructed in 1965, and was one of the most recently constructed properties in the surrounding Seacliff neighborhood. As such, the subject property does not reflect the historic development of the area. Research has not revealed that any significant events occurred at 830 El Camino del Mar. Therefore, the subject property does not appear individually eligible for listing on the California Register under this Criterion 1 (Events).

The Seacliff residential neighborhood has been previously determined as an eligible historic district under Criteria 1 and 3. Seacliff exemplifies early 20th century "residence park" design, which reflected the ideals of the City Beautiful movement. The period of significance for the neighborhood spans from 1913 to 1935 and is represented by an eclectic mix of Revival architecture styles that have retained a high degree of integrity with few contemporary additions. 803 El Camino del Mar's late construction date and Third Bay Tradition design make the property a non-contributor to the surrounding district.

Criterion 2: **Property is associated with the lives of persons important in our local, regional or national past.**
830 El Camino del Mar was owned by Vere C. Morris, owner of the V.C. Morris Gift Shop that was remodeled by architect Frank Lloyd Wright. Morris had commissioned Wright to design a residence for the subject property in 1946 and 1954, although the plans were never constructed. The existing structure was commissioned by Edward P and Angela Eassa, owners of the Sutro Super Market on Point Lobos Road in the Outer Richmond, who resided in the house until 1992. No persons who have owned or occupied 830 El Camino del Mar appear to have made important contributions to our local, state, or national history. Therefore, 830 El Camino del Mar is not eligible under Criterion 2 (Persons).

Criterion 3: **Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**
830 El Camino del Mar does not appear eligible for listing in the California Register under Criterion 3 (Architecture). Designed by Bay Area architect Frants Albert in 1965 in the Third Bay Tradition, it stands as a strong example of the style during the Third Bay Tradition's peak of popularity, marked by the opening of Sea Ranch in northern California in 1965. However, Frants Albert was not a well-known contributor to this movement. His only known published work is the Married Student Housing development at the Theological Seminary of San Anselmo. Therefore, Frants Albert is not considered a master architect. The subject building was not featured in architectural periodicals or guidebooks, nor does it appear to have been an influential work of its time. Furthermore, the subject building does not meet the 50-year age eligibility threshold set forth by the National Register. As a general rule, properties that have achieved significance within the past 50 years are not eligible for listing as it rarely is possible to

evaluate historical impact, role, or relative value immediately after an event occurs or a building is constructed. The passage of time is necessary in order to apply the adjective "historic" and to ensure adequate perspective. A property must be of exceptional importance in order to be eligible for listing as a resource less than 50 years in age. As demonstrated above, the subject property does not appear to be of exceptional importance since the architect is not recognized as a master or as influential in his field and the building has not been recognized for exceptional design quality. Therefore, it is not individually eligible for listing under Criterion 3 (Architecture).

Additionally, as noted above, the property does not appear to be eligible for listing as a contributor to an eligible Seacliff Historic District under Criterion 3 due to its construction outside of the period of significance and incompatible style.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 830 El Camino del Mar was determined not to be individually eligible or a contributor to the eligible Seacliff Historic District, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 830 El Camino del Mar was determined not to be individually eligible or a contributor to the eligible Seacliff Historic District, this analysis was not conducted.

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☒ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 1-16-2014

Tina Tam, *Senior Preservation Planner*

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
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San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	3/26/2014	**Date of Form Completion**	5/8/2014

PROJECT INFORMATION:

Planner:	Address:	
Shelley Caltagirone	830 El Camino Del Mar	
Block/Lot:	Cross Streets:	
1312/022	32nd Ave and Lake St	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.1180E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource Present	● Yes	○ No *	○ N/A

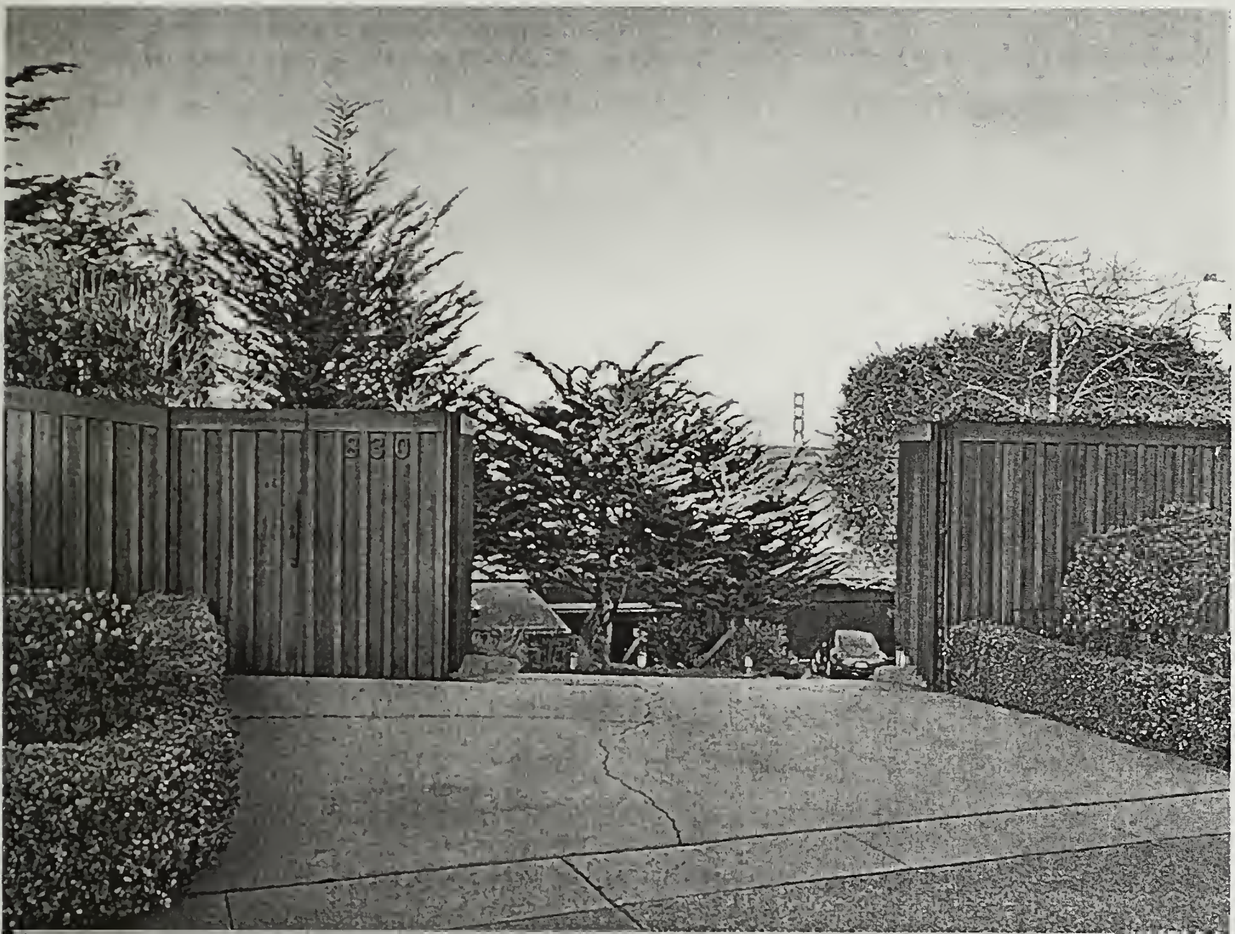
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	○ Yes ● No	Criterion 1 - Event:	○ Yes ● No
Criterion 2 -Persons:	○ Yes ● No	Criterion 2 -Persons:	○ Yes ○ No
Criterion 3 - Architecture:	○ Yes ● No	Criterion 3 - Architecture:	● Yes ○ No
Criterion 4 - Info. Potential:	○ Yes ● No	Criterion 4 - Info. Potential:	○ Yes ○ No
Period of Significance:		Period of Significance:	1906-1930
		○ Contributor	● Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
The proposed project design is required to conform with the Planning Department's Residential Design Guidelines, which mandate conformity with the neighborhood character of the Seacliff Historic District. Review of the project by the Residential Design Team occurred on March 28, 2014. Therefore, the proposed alteration to the non-contributing building would not materially impair the surrounding Seacliff Historic District and its setting such that it does not retain those physical characteristics that justify its eligibility for listing.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-3-2014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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
RPD - Kezar Track Replacement & Improvements		1200/001, 1264/001	
Case No.	Permit No.	Plans Dated	
2014.0811E		Submitted 5/5/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Replace track in kind; install new furnishings (e.g., slot drain, fountains, goal posts, sand catchers, take off boards, shot put sand fines).			

STEP 1: EXEMPTION CLASS

114

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☒	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*: In-kind replacement of non-historic rubberized track surface. Installation of site furnishings.
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Gretchen A. H 6/8/2014

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen A. H 6/8/14
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

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PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
427 Kirkham St		1854/035	
Case No.	Permit No.	Plans Dated	
2014.0349E		2/11/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical addition.			

114

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☒	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: PER PRESERVATION TEAM REVIEW FORM SIGNED BY SENIOR PRESERVATION PLANNER 5/23/14.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: DOUG VU.	**Signature or Stamp:**
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	4/28/2014	**Date of Form Completion**	5/13/2014

PROJECT INFORMATION:

Planner:	Address:	
Doug Vu	427 Kirkham Street	
Block/Lot:	Cross Streets:	
1854/035	8th and 9th Avenues	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014.0349E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	2/11/2014

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Robert Gerson (signed 2/12/2014) and additional literature/permit research conducted by Department staff, the subject property at 427 Kirkham Street is improved with a single-family dwelling constructed in 1906 by the developer Cox Brothers. The Craftsman Bungalow style residence has a high basement and a single floor of living space above. The building is small in scale, has double hung windows, and elevated and offset entry porch, front angled bay window, hipped roof and a front dormer that is typical of Craftsman Bungalows.

Permit records document reconstruction and re-configuration of the entry stairs and re-cladding with stucco in 1950, and cladding with stone at the front entrance and basement level in 1964. Undocumented alterations include a small breakfast room addition behind the kitchen at an unknown date. The combination of these alterations has resulted in an extant building that lacks any architectural integrity.

This subject block is in the Inner Sunset neighborhood and contains a mixture of single-family and multi-family dwellings buildings that are two to three stories at the street facade and constructed between 1905 and 1940. The architecture in the neighborhood is mixed that include other examples of Craftsman Bungalow, Queen Anne, Mediterranean Revival, Edwardian, and Contractor Modern style buildings. The subject property is a typical example of a Craftsman Bungalow that was constructed by Cox Brothers in this area. It is not architecturally distinctive and does not qualify for listing in the California Register under Criterion C/3.

The property is associated with the early development of the Inner Sunset. However, this alone is not considered a significant event in San Francisco history, nor is it associated with any significant and/or important individuals. Therefore, it is not eligible under Criteria A/1 and B/2.

Additionally, the subject building is not located within the boundaries of any identified or potential historic districts.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-23-14

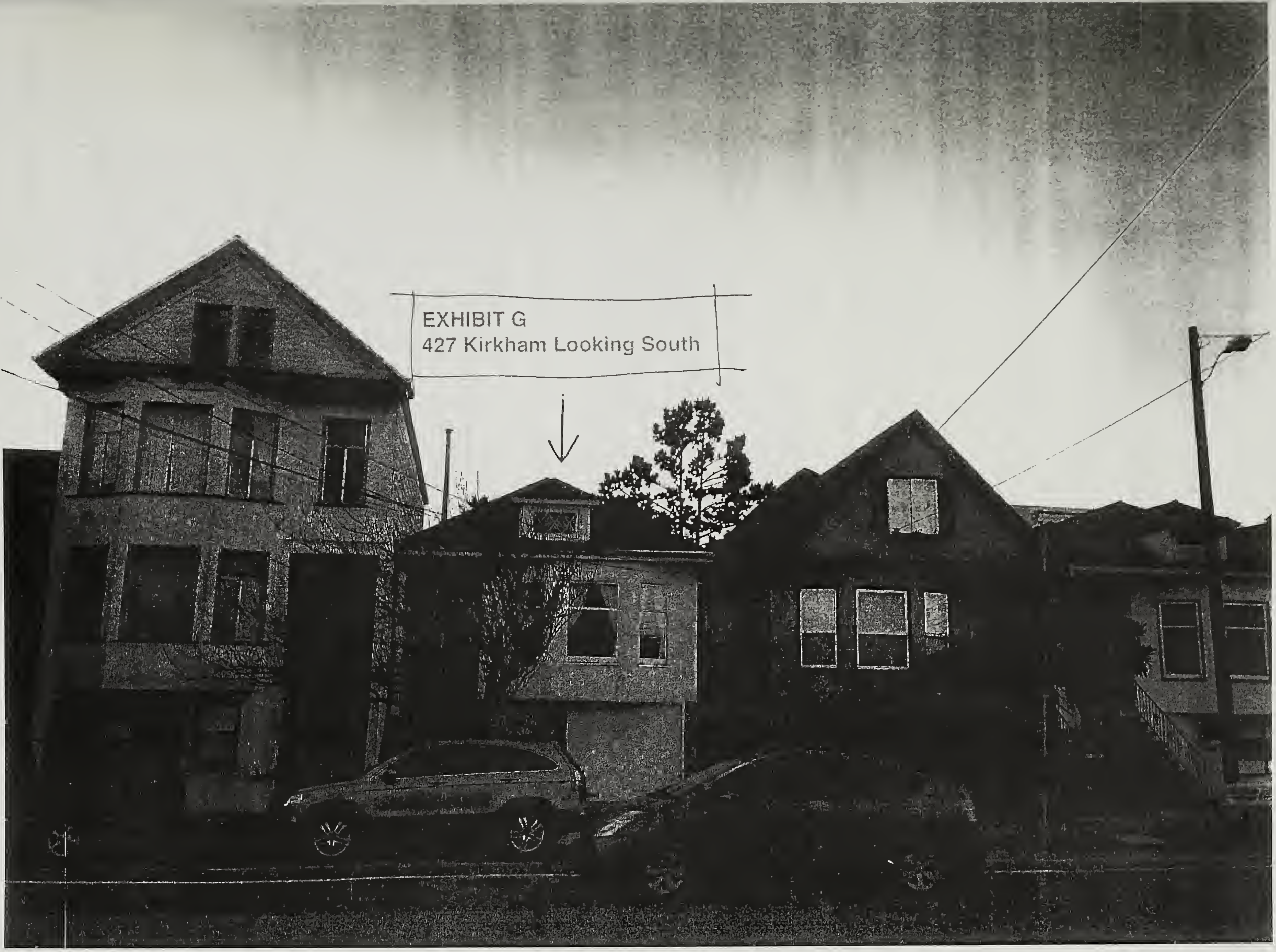

EXHIBIT G
427 Kirkham Looking South

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PLANNING DEPARTMENT

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DOCUMENTS DEPT
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
RPD - Lincoln Park Steps		1313/029	
Case No.	Permit No.	Plans Dated	
2014.0566E		4/12/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)

Project description for Planning Department approval.

Repair steps: apply decorative tiles and install handrails. Alterations to benches for ADA compliance. Remove bullnoses on steps.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling [illegible]

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☒	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties* *(specify or add comments)*: Repair of concrete steps at California Street entrance. No change in form, dimension or character of features park. Application of decorative tile to stair treads, pillars + bench is removeable. Stairs are one feature of larger park and alterations will not impair significance or character of park.
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. GO TO STEP 6.
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments *(optional)*:

Preservation Planner Signature: Gretchen A. Hilyard 6/17/14

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

☐ Step 2 – CEQA Impacts

☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☒ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	Signature or Stamp: Gretchen A. Hilyard 6/17/2014
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

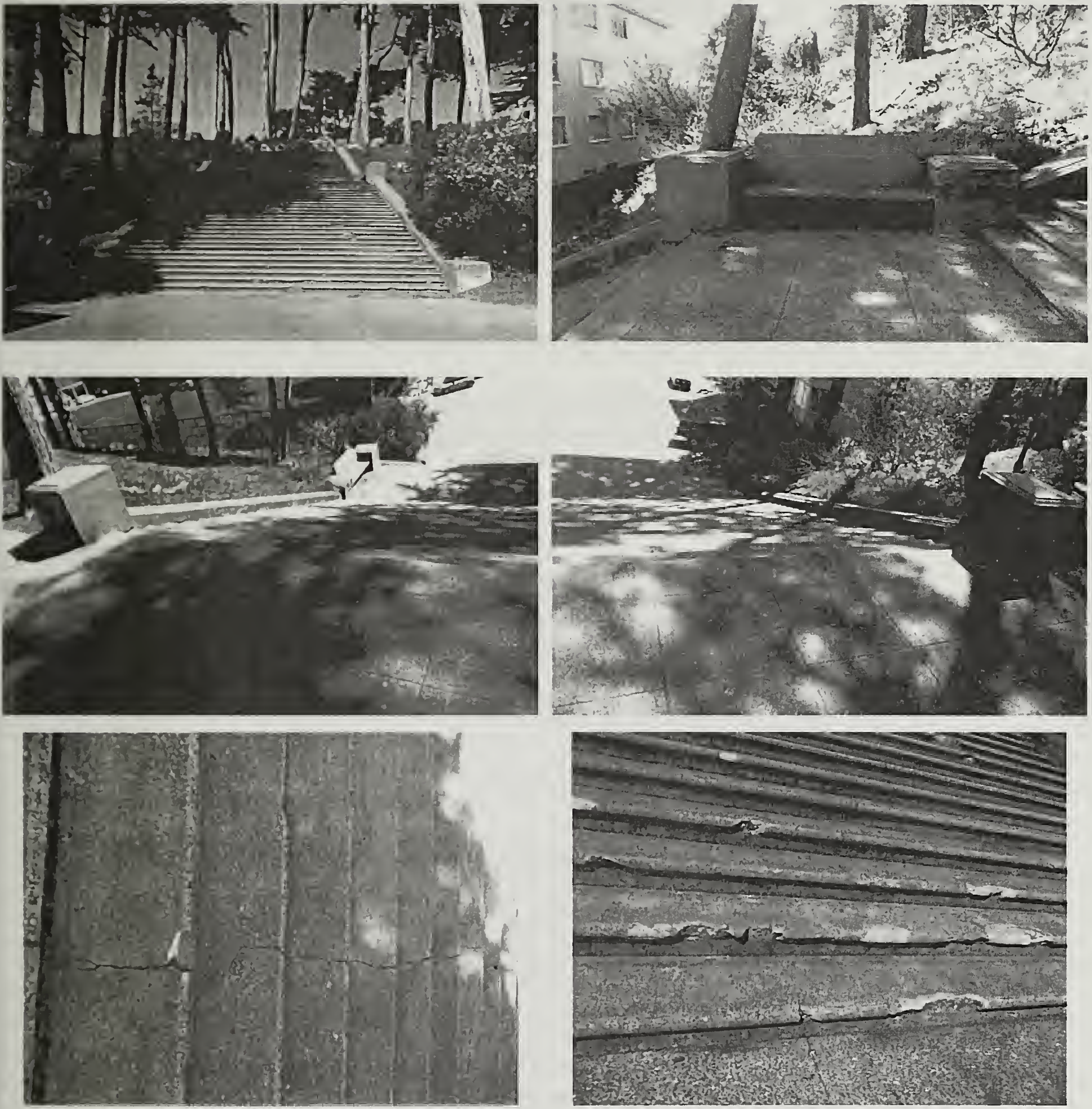
Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**



1241P-Lincoln Park Steps
Existing Conditions Photos

Block/Lot 1313/029
100 or 90 34th Ave
2014-0414

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JUN 24 2014
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
241 Flournoy St		7169/016	
Case No.	Permit No.	Plans Dated	
2014.0823E	201308073718	4/9/2013	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)

Project description for Planning Department approval.

2ND FLOOR ADDITION ON EXISTING BUILDING, 3 BEDROOMS AND 2 BATHS AT 2ND FLOOR, REMODEL KITCHEN AND DINING ROOM AT 1ST FLOOR.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.

Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Lack of historic integrity based on Building permit history.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

6/17/14

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	Signature or Stamp:
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	6/17/2014

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

241

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	2013.0294E
Project Title:	16 Fountain Street
Zoning:	RH-2 (Residential – House, Two Family) Use District 40-X Height and Bulk District
Block/Lot:	6501/002
Lot Size:	4,165 square feet
Project Sponsor:	Andrew Morrall, Architect (415) 282-0616
Staff Contact:	Heidi Kline – (415) 575-9043, Heidi.Kline@sfgov.org

PROJECT DESCRIPTION:

18/14

The proposed project includes an approximately 2,415-square-foot, three-story addition to the rear of an existing 2,880-square-foot, three-story single-family residence built in 1906 with a circa 1930 detached garage. The proposed project would result in a 5,295-square-foot, three-story residence. The new building area would include a horizontal expansion to the existing detached garage located in the front of the existing residence. Retaining walls and entrance stairs in the front yard would be replaced as a result of the garage expansion. An existing retaining wall in the rear yard area would also be replaced. The 36-foot-high maximum height of the existing building would not change. The project is located within the Noe Valley neighborhood on the west side of Fountain Street between 24th and 25th Streets.

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(2)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

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Sarah Jones
Environmental Review Officer

June 18, 2014
Date

cc: Andrew Morrall, Project Sponsor,
Supervisor Scott Wiener, District 8
Historic Preservation Distribution List

PROJECT APPROVALS

Building Permit from the San Francisco Department of Building Inspection.

Approval Action: The proposed project is subject to notification under Section 311 of the Planning Code. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a demolition/building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Resources: The existing residence was constructed in 1906 and is classified as a Category "B", or potential historic resource, in the Planning Department's records. A Category B rating indicates that additional information is necessary to make a determination as to whether the building is a historic resource or not. In order for a building to be deemed a historic resource for purposes of CEQA Section 21084.1, it must be listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR), or included in a local register of historic resources.

Based on supplemental information provided by Andrew Morrall[1] for this project and a Historic Resource Evaluation Response (HRER) completed by the Planning Department's Preservation staff,[2] the project site was evaluated to determine whether or not it met any one of the National Register of Historic Places' four criteria to be considered a historic resource and deemed eligible for listing in the CRHR: Criterion 1 (Event), Criterion 2 (Persons), Criterion 3 (Architecture), or Criterion 4 (Information Potential). Preservation staff determined that the project site is individually eligible for listing in the CRHR based on Criterion 3 (Architecture) as the building is an early example of an Edwardian vernacular cottage. Its character-defining features are exterior wood siding, raised entry with recessed entry porch, gabled roof, wood shingles and brow beneath the gable, large landscaped front setback, size and location of window openings, building scale from the street, and double-hung wood windows. The HRER also determined that the 1930's detached garage is of utilitarian character and does not have any architectural significance. The block on which the project site is located has buildings with a mix of architectural styles without a cohesive element. Therefore, the project site was determined to not be located within a potential historic district.

Upon its determination that the property is a "historical resource" for the purposes of CEQA, the Department's Preservation staff initiated its review to determine if the proposed project would cause a substantial adverse change in the significance of the historical resource. CEQA defines a "substantial adverse change" as the physical demolition, destruction, relocation or alteration of the historical resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. CEQA goes on to define "materially impaired" as work that materially alters, in an adverse manner, those physical characteristics that convey the resource's historical significance and justify its inclusion in the California Register of Historic Resources, a local register of historical resources, or an historical resource survey.

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[1] Morrall, Andrew, *Supplemental Information for Historic Resource Determination*, January 3, 2013. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0294E.

[2] Smith, Michael, *Historic Resource Evaluation Response*, July 26, 2013. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0294E.

Preservation staff evaluated the project using the Secretary of the Interior Standards for Rehabilitation[3] and reported its findings in its May 14, 2014 HRER[4] concluding that the proposed project would not have a significant adverse impact on the identified historic resource based on the proposed location of the new addition at the rear of the existing building and the use of materials and design elements compatible with, though differentiated from, those of the existing structure. None of the distinctive ornamentation, features, or finishes would be removed from the front façade of the existing building. New dormers added to the existing building to address interior Building Code requirements would be set back 11'-6" from the front building façade. Therefore, Preservation Planning staff found that the proposed project would not result in a significant adverse impact to the historic resource.

Geotechnical. The existing single-family residence is on a 33-foot-wide by 125-foot-deep, uphill-sloped lot with a 25 percent grade. The existing three-story residence is located approximately 15 feet above street level. The street-level detached garage is located within the front yard with a series of retaining walls and stairs providing access to the residence. The rear yard slopes up to the rear property line with an existing retaining wall used to create a usable outdoor area behind the existing structure.

A geotechnical report was prepared for the proposed addition at 16 Fountain Street[5] and includes information gathered from a site reconnaissance by the geotechnical engineer and two soil borings on the project site one at the front and another at the rear (area of horizontal addition) of the existing building. The boring at the front of the lot encountered a two-foot depth of stiff clay over sandstone and shale bedrock. The boring at the rear of the existing residence encountered four feet of loose fill over stiff clay with sand underlain by shale bedrock at a depth of 11 feet. No groundwater was encountered in the front boring but was encountered at an 11-foot depth in the rear yard boring.

The geotechnical report evaluated the project site for potential landslides, fault rupture, liquefaction, and densification and found the potential for risk to be low. The project site is not within an identified landslide or liquefaction zone as mapped by the California Divisions of Mines and Geology.[6] The project site is in an area that would be exposed to strong earthquake shaking, though adherence to the recommendations in the 2013 San Francisco Building Code would reduce potential damage to the structure. The 2013 San Francisco Building Code (Building Code) requires Site Classification and Values of Site Coefficients for the design of earthquake resistant structures to minimize damage from earthquakes. The geotechnical report includes seismic design parameters for use by the structural engineer for the project in complying with the Building Code during the Department of Building Inspection (DBI) building permit plancheck process.

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[3] National Park Service, *Secretary of the Interior Standards for Rehabilitation*, 1992. Available online at: http://www.nps.gov/hps/tps/standguide/rehab/rehab_standards.htm. Accessed December 18, 2013.

[4] Smith, Michael, *Historic Resource Evaluation Response*. May 14, 2014. This report is available for review as part of Case File No. 2013.0294E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

[5] Peters & Ross Geotechnical & Geoenvironmental Consultants, *Geotechnical Investigation, Konvicka Residence Addition to 16 Fountain Street, San Francisco, California*, February 2013.

The geotechnical report also includes recommendations concerning site preparation, excavation, and grading, as well as foundation design considerations for both new and existing building and retaining wall foundations. Based on its field investigation, laboratory analysis, and site reconnaissance, the project geotechnical engineer found that the project site was suitable for the proposed improvements.

The project sponsor has agreed to adhere to the recommendations of the geotechnical report and include the report's design recommendations into the plans submitted for the building permit plancheck process, subject to final review by DBI. Thus, the proposed project would have no significant geotechnical impacts.

Exemption Class. Under CEQA State Guidelines Section 15301(e)(2), or Class 1(e)(2), additions to existing structures of up to 10,000 square feet are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would increase the existing 2,880-square-foot building by 2,415 square feet, less than 10,000 square feet, for a final 5,295-square-foot building. In addition, the project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available. Therefore, the proposed project would be exempt from environmental review under Class 1.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant geotechnical or historical resource impacts. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[6] California Department of Conservation, *Seismic Hazard Zones, City and County of San Francisco*, November 17, 2000. Available online at http://gmw.consrv.ca.gov/shmp/download/quad/SAN_FRANCISCO_NORTH/maps/ozn_sf.pdf. Accessed December 18, 2013.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	July 26, 2013 (Part I)
Case No.:	2013.0294E
Project Address:	16 Fountain Street
Zoning:	RH-2 (Residential, House, Two-Family) District 40-X Height and Bulk District
Block/Lot:	6501/002
Staff Contact:	Michael Smith (Preservation Planner) (415) 558-6322 michael.e.smith@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

16 Fountain Street is located on the west side of the street between 24th and 25th Streets in the Noe Valley neighborhood. The subject building is located on an approximately 4,166 square-foot, rectangular shaped lot that measures over 33.33 feet in width, 125 feet in depth, and is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a single-family dwelling that was constructed in 1906. The building is a two-story-over-basement, wood-framed, single-family dwelling that is an example of an Edwardian vernacular cottage. The building features a gabled roof with large dormers, horizontal wood siding, a chamfered bay window placed off center, a shallow pent roof, an entry porch located at the south side of the building, a roof finished in composition shingles, and wood double-hung windows. The building is set back and located above the level of the street with a detached garage located at the front of the lot at street level. The garage was constructed in 1930 of poured concrete and features a flat roof behind a curved parapet. The structure is utilitarian in style.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1906).

Neighborhood Context and Description

The subject property is located in the Noe Valley neighborhood which is generally considered to be bordered by 21st Street to the north, 30th Street to the south, Grand View Avenue and Diamond Heights Boulevard to the west and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe, the last Mexican alcalde of Yerba Buena. However, John Meirs Horner is the person most associated with Noe Valley's development. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was plotted, names were given to its streets, and it became known as Horner's Addition.

The area was once part of Rancho San Miguel which was owned by Jose de Jesus Noe, the last Mexican alcalde of Yerba Buena. During the Gold Rush, Jose Noe, like the other rancheros in San Francisco, had no reasonable means to preserve his rancho. Wages to police the ranchos were high, costs to litigate rancho claims were high, and a series of droughts and floods cut into rancho profits. These factors combined with the Financial Panic of 1852-59 forced Jose Noe to sell his lands.

John Meirs Horner, an ambitious Mormon who had arrived on the sailing ship *Brooklyn* in 1846, purchased the eastern portion of Rancho San Miguel, from Jose de Jesus Noe in 1853. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was plotted, names were given to its streets, and it became known as Horner's Addition. Of all the Rancho San Miguel neighborhoods, those in Horner's Addition developed first because they were closer to downtown. As a result, the oldest buildings of any Rancho San Miguel neighborhoods can be found in Noe and Eureka Valleys. Because the area was spared in the aftermath of the 1906 Earthquake and Fire, settlement in these neighborhoods boomed as Earthquake refugees settled in the area during the reconstruction period (1906 - 1914). The refugees that settled in Noe Valley were primarily of Irish, German, and Scandinavian decent. The neighborhood was developed as a working class one and its early development reflected it. Building plans were primarily taken from pattern books for efficiency with trim and ornamentation options depending on the owner's tastes and finances. Noe Valley's primary development period was from 1880 - 1920, though its higher more remote locations remained undeveloped until the middle of the century which resulted in clusters of mid-century development scattered through out its higher elevations.

Due to its family friendly atmosphere, proximity to transit lines going downtown, and rapidly increasing land values the neighborhood rapidly gentrified to the white collar neighborhood that it is today.

16 Fountain Street is located on a residential block that is defined primarily by single-family dwellings with larger multi-family dwellings located at or near the corners. Because of the presence of the larger multi-family buildings, buildings heights range from two- to four-stories in height, however, the single-family dwellings are primarily two- and three-stories. The block is architecturally mixed. A number of the properties on the west side of the street slope steeply up from the street and result in the buildings being located well above the street, following the topography of the hillside as it rises to Twin Peaks, with garage structures or retaining walls at the front property lines. The architecture is interrupted in several locations by newer infill development and modern alterations. Most buildings retain their original form and massing but overall the block lacks architectural cohesion. It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA Historical Resource(s) Evaluation
Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register cf historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

are no identical buildings on the subject block, the subject building was likely developed by the property owner and not a large developer. Most of these building plans were taken from pattern books and customized by the builder to the owners taste. The subject building is an early example of an Edwardian vernacular cottage. The shingles and brow beneath the gable are unique details not commonly found in Edwardian architecture. The property also retains a substantial front landscaped area which is also unique. These unique features combined with the property's good historic integrity make it a good example of an Edwardian cottage making it individually eligible for listing on the California Register pursuant to Criterion 3.

As stated above, the subject block is architecturally mixed, lacking any property cohesion, therefore it is not a potential historic district.

Criterion 4: **Property yields, or may be likely to yield, information important in prehistory or history.** Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The subject building retains integrity of location, association, design, workmanship, feeling, and materials. The subject building is one of the earliest properties on the block to be developed. This are of Noe Valley remained undeveloped for decades due to its remote location and difficult terrain on the slopes below Twin Peaks. As a result, the neighborhood surrounding the subject property took decades to build out resulting in a subject property's original rural setting being compromised due to build out.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1906	Period of Significance: ☐ Contributor ☐ Non-Contributor

To assist in the evaluation of the subject property, the Project Sponsor has submitted Supplemental Historical Information prepared by architect, Andrew Morrall. Based upon information provided by the consultant and found within the Planning Department's background files, Preservation staff finds that the subject property is eligible for inclusion on the California Register individually pursuant to Criterion C as a good example of an Edwardian vernacular cottage.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Constructed in 1906, the subject property was developed during Noe Valley's primary development period as it was transitioning from a rural area to an urban neighborhood. To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building has no specific association with this period of development that would make it eligible for inclusion on the California Register under Criterion 1. Additional research has not revealed that any significant events occurred on the property, thus the building is not eligible for listing on the California Register under this Criterion. Furthermore, there does not appear to be a collection of buildings from Noe Valley's development period that represents a significant event or series of events.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Based upon the information prepared by the consultant, Annie Baker is the earliest known owner and occupant of the subject property in March, 1932. Ms. Baker's occupation is unknown. The property had seven different owners from Ms. Baker to the present, none of which were found to be significant persons in our local, regional, or national past. During this period the property was occupied by two sets of occupants that did not own the property. These people were also not found to be significant; therefore, the property is not eligible for listing under California Register Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
The property's original permit records are non-extant; therefore, its original architect and builder are unknown. The building has a plan that is familiar within the Noe Valley neighborhood. Because there

The character-defining features of 16 Fountain Street that must be retained for the property to convey its historical significance include:

- Exterior wood siding
- Raised entry with recessed entry porch
- Gabled roof
- Wood shingles and brow beneath the gable
- Large landscaped front setback
- Size and location of window openings
- Building scale at the street
- Double-hung wood windows

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☒ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 7-25-2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	May 14, 2014
Case No.:	2013.0294E
Project Address:	16 Fountain Street
Zoning:	RH-2 (Residential, House, Two-Family) District 40-X Height and Bulk District
Block/Lot:	6501/002
Staff Contact:	Michael Smith (Preservation Planner) (415) 558-6322 michael.e.smith@sfgov.org

PART II: PROJECT EVALUATION

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: 12/16/2013

Project Description

The proposal is to construct a rear addition and develop the attic of a single-family dwelling and enlarge the existing detached garage. The proposed addition to the dwelling would add approximately 1,548-square-foot addition to the existing 2,617-square-foot residence and the existing 264-square-foot garage would be enlarged by 405-square-feet. The new square footage does not include new unconditioned space. New dormers would also be added to the building as part of the project.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the building would be materially impaired. The proposed project will not have a significant adverse impact on 16 Fountain Street, a property that has been determined to be a historic resource through CEQA review.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards). The following is an analysis of the proposed project per the Secretary's Standards:

> *Standard 1.*
> *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project would maintain the use of the property as residential. The building's form and character defining architectural detailing will be retained as part of it rehabilitation. The building's west elevation would be most impacted by project but it is a secondary elevation that lacks character defining detailing.

Therefore, the proposed project complies with Rehabilitation Standard 1.

> *Standard 2.*
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The addition would substantially enlarge the existing building but the additional building volume would be located on the west side of the building which is not visible from the right-of-way. The sides of the addition may be minimally visible but they are not character defining elevations. The character defining features on the primary elevation would be retained.

Therefore, the proposed project complies with Rehabilitation Standard 2.

> *Standard 3.*
> *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed addition is designed to be compatible with the historic building with such features as wood siding and double-hung wood windows but they are detailed in such a manner that they would be visibly differentiated from the original materials. The differences include a flat roof, different siding and wood windows that lack ogee lugs at the addition. The addition avoids being conjectural because it has a simple design and it does not create a false sense of historical development because it refrains from incorporating ornamentation that is present on the primary elevation.

Therefore, the proposed project complies with Rehabilitation Standard 3.

> *Standard 4.*
> *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The only addition to the property appears to be the detached garage structure at the front of the lot. The garage structure was constructed in 1930 and its architecture reflects its utilitarian character. The addition has none of the architectural prominence of the primary residence and thus it has no architectural significance.

> *Standard 5.*
> *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project would not remove any of the historic building's distinctive ornamentation, features, or finishes from the building's primary elevation.

> *Standard 9.*
> *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed addition would be obscured behind the historic building. The new dormers are necessary to provide interior headroom over the existing noncomplying stairs which will be brought into compliance as part of the project. The dormers are set back 11′-6″ from the front of the gabled roof so that the building's original gabled form remains intact. The size and scale of the rear of the building will be enlarged but will not be visible from the right-of-way. Trim will be added to each side of the building to demarcate where the historic building ends and the new addition begins. The side walls have no historic features that contribute to the building's significance but the trim helps to define the original building scale.

Therefore, the proposed project complies with Rehabilitation Standard 9.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*). The project would not make any significant changes to the character-defining features on the historic building. As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II:SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 5-13-2014

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Project planner, if applicable

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	2013.1885E
Project Title:	98 Crown Terrace
Zoning:	RH-1 (Residential, House, One-Family) District 40-X Height and Bulk District
Block/Lot:	2705/029
Lot Size:	4,817 square feet
Project Sponsor:	George A. Bradley (415) 861-6567
Staff Contact:	Kei Zushi - (415) 575-9036 kei.zushi@sfgov.org

PROJECT DESCRIPTION:

The approximately 4,800-square-foot (sf) project site is located on the block bounded by Crown Terrace, Raccoon Drive, Twin Peaks Boulevard, and Clarendon Avenue in the Twin Peaks neighborhood. The proposed project would involve: 1) the removal of an existing 10-foot-wide sewer easement located in the southeastern portion of the project site; 2) façade improvements and a two-story, approximately 1,080-sf horizontal and vertical, side and rear additions to the existing 38-foot-tall, two-story, approximately 2,600-sf two-family residence built in 1926, resulting in a 40-foot-tall, two-story, approximately 3,680-sf two-family residence; and 3) removal of the existing front brick stairs and construction of new stairs.

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption Class 1 [State CEQA Guidelines Section 15303(e)(2)]

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

SARAH B. JONES
Environmental Review Officer

June 19, 2014
Date

cc:
George A. Bradley, Project Sponsor
Gretchen Hilyard, Preservation Planner
Supervisor Scott Wiener, District 8 (via Clerk of the Board)
Historical Preservation List
Bulletin Board
Virna Byrd, M.D.F

PROJECT DESCRIPTION (continued):

Reinforced concrete spread footings would be used for the proposed project.[1] Project implementation would entail soil-disturbing activities associated with building construction, including excavation that would reach a depth of approximately 5 feet below grade surface (bgs) and removal of approximately 120 cubic yards of soil.[2]

Project Approval:

Approval Action: The proposed project is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by the Department of Building Inspection (DBI) is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Architectural Resources

The existing building on the project site is not considered to be an historic resource for the purposes of CEQA.[3] A Preservation Team Review (PTR) Form has been prepared for the proposed project based on a Historic Resource Evaluation (HRE) prepared by Kelley Consulting.[4] The existing multi-family residence, designed in a variation of the Craftsman architectural style, was constructed in 1926 by the original owner, Carl Zethraeus. There is an abandoned flight of brick stairs located in a southern portion of the project site, which was constructed circa 1908 as part of the right-of-way for Pemberton Place. Pemberton Place was a feature of the Ashbury Park Tract Development.

The project site is not eligible for listing in the California Register under any criteria: no known historic events occurred at the property (Criterion 1); none of the owners or occupants have been identified as important to history (Criterion 2); and the building and abandoned section of the Pemberton Place Stairs are not architecturally distinct (Criterion 3) such that they would qualify for listing in the California Register. The project site is not located within the boundaries of any identified historic districts. The area surrounding the project site does not contain a substantial concentration of historically or aesthetically unified buildings.

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[1] George Bradley, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, Foundation Types: 98 Crown Terrace,* June 2, 2014. This email is available for review as part of Case File No. 2013.1885E at 1650 Mission Street, Suite 400, San Francisco, CA.

[2] George Bradley, Project Sponsor. *Emails to Kei Zushi, San Francisco Planning Department, Soil Disturbing Activity: 98 Crown Terrace,* March 3 and June 2, 2014. These emails are available for review as part of Case File No. 2013.1885E at 1650 Mission Street, Suite 400, San Francisco, CA.

[3] Gretchen Hilyard, San Francisco Planning Department. *Preservation Team Review (PTR) Form, 98 Crown Terrace (Case No. 2013.1885E),* May 7, 2014. This document is available for review as part of Case File No. 2013.1885E at 1650 Mission Street, Suite 400, San Francisco, CA.

[4] Tim Kelley Consulting, LLC. *Part I Historical Resource Evaluation, 98 Crown Terrace, San Francisco, California,* April, 2014. This document is available for review as part of Case File No. 2013.1885E at 1650 Mission Street, Suite 400, San Francisco, CA.

Based on the above, the Planning Department has determined that the proposed project would cause no adverse impacts to known or potential historic architectural resources.

Archeological Resources

The Planning Department staff reviewed the proposed project to determine if any archeological resources would be affected and determined that the proposed project would not adversely affect any CEQA-significant archeological resources.[5]

Geology

According to the Planning Department's records, the project site includes slopes greater than 20 percent and is not located in a Landslide Hazard Zone or Liquefaction Hazard Zone. A geotechnical investigation report and supplemental memo have been prepared for the proposed project, and found that the project site is suitable to support the proposed improvements.[6,7] The primary geotechnical concerns are founding improvements in competent earth materials, excavation of bedrock, support of temporary slopes and adjacent improvements, and seismic shaking and related effects during earthquakes. The planned improvements may be supported on a conventional spread footing foundation bearing in competent earth materials. If the spread footings would cover a substantial portion of the building area, a mat foundation may be used as an alternative to reduce forming and steel bending costs. The project sponsor has agreed to implement all applicable recommendations outlined in the geotechnical investigation report, subject to DBI review and permitting.[8]

The final building plans would be reviewed by DBI. In reviewing building plans, DBI refers to a variety of information sources to determine existing hazards. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. DBI will review the geotechnical report and building plans for the proposed project to determine the adequacy of the proposed engineering and design features and to ensure compliance with all applicable San Francisco Building Code provisions regarding structural safety. The above-referenced geotechnical investigation report would be available for use by DBI during its review of building permits for the site. In addition, DBI could require that additional site specific soils report(s) be prepared in conjunction with permit applications, as needed. The DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI's implementation of the Building Code would ensure that the proposed project would have no significant impacts related to soils or geology.

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[5] Randall Dean, San Francisco Planning Department. *Archeological Review Log.*

[6] H. Allen Gruen. *Geotechnical Consultation, Proposed Improvements at 98 Crown Terrace, San Francisco, California*, April 9, 2014. This document is available for review as part of Case File No. 2013.1885E at 1650 Mission Street, Suite 400, San Francisco, CA.

[7] H. Allen Gruen. *Report, Geotechnical Investigation, Planned Improvements at 98 Crown Terrace, San Francisco, California*, October 19, 2013. This document is available for review as part of Case File No. 2013.1885E at 1650 Mission Street, Suite 400, San Francisco, CA.

[8] George Bradley, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, Foundation Types: 98 Crown Terrace*, June 2, 2014. This email is available for review as part of Case File No. 2013.1885E at 1650 Mission Street, Suite 400, San Francisco, CA.

Exempt Status

The proposed project would involve minor interior and exterior alterations to the existing building. The proposed project would also involve the addition of approximately 1,080 sf to the existing 2,600-sf residence. As a result of the addition, the building would be approximately 3,680 sf in size. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 sf and that the project site is in an area where all public services and facilities are available and the project site area is not environmentally sensitive. The increase in building size is well below the 10,000-sf limitation. The project site is in a developed area where public services are available and the project site area is not environmentally sensitive. Therefore, the proposed addition would be exempt under Class 1.

Conclusion

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other historic buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1559-1561 Church St.		6600/026	
Case No.	Permit No.	Plans Dated	
2014.0766E	201405135612	4/16/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Horizontal and vertical additions, excavation to accommodate two-car garage.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

***If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.**

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling [illegible]

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:

☑ 9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: _______________ *(attach HRER)*

b. Other *(specify)*:

Based upon information provided in the EEA (including photo and building permit records), the subject property (constructed in 1915) lacks sufficient integrity and is not eligible as a historic resource under CEQA. Information is available to show the front of the building was plastered in 1927 (likely the same time when all of the original Edwardian details were striped and removed). Other than the shape and form, there is no character defining left on the building.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☑ **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: tina tam

Digitally signed by tina tam
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org
Date: 2014.06.19 17:25:57 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Tina Tam	Signature or Stamp: tina tam Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2014.06.19 17:26:50 -07'00'
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 2398 Alemany Blv	BLOCK/LOT(S) 7032/007
CASE NO. 2013.0038E	PERMIT NO.
	PLANS DATED

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

________ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

________ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

________ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance *(E.P. initials required)*

________ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

________ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

________ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MF 02/22/13

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ **Category A: Known Historical Resource** GO TO STEP 5 Per HRER Part I dated 7/30/2013

☐ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

______ 1. **Change of Use and New Construction** (tenant improvements not included).

______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed:** GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

AV 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: Per HRER Part II dated 6/16/2014

* ______ 9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation Evaluation, dated: ______

** Attach Historic Resource Evaluation Report*

b. Other, please specify: ______

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Allison Vnd
Planner's Signature

6/20/2014
Date

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Date	June 16, 2014
Case No.:	**2013.0038E**
Project Address:	**2398 Alemany Blvd.**
Zoning:	RH-1 (Residential, House, One-Family) Zoning District 40-X Height and Bulk District
Block/Lot:	7032A/007
Staff Contact:	Allison Vanderslice (Preservation Planner) (415) 575-9075 allison.vanderslice@sfgov.org

PART II: HISTORIC RESOURCE EVALUATION

BUILDING DESCRIPTION

The subject building at 2398 Alemany Blvd. was constructed on a 2,556 sq ft lot at the northern corner of Mount Vernon Ave. and Alemany Blvd. in the Outer Mission neighborhood in 1937. The original owner of the property was the prominent local real estate development company, Baldwin & Howell, who used the one-story building as a real estate office likely associated with the residential subdivision historically known as Geneva Terraces. The real estate office was converted to a small, single-family residence in the early 1940s. This Storybook-style, wood-frame residence is irregular in plan and is topped with a complex, high-pitched, cross-gabled and hipped roof featuring a center turret. Cladding consists primarily of vertical board-and-batten along with horizontal board siding and stucco. Decorative, roughhewn-styled, horizontal boards fill in the gable-end. The primary entrance is beneath the turret. Most of the original fenestration has been replaced, primarily with aluminum-sash windows. A small, gable-roof, rear addition was constructed in 1948.

The Department determined that the building was individually eligible for the California Register of Historical Resources per the Historical Resource Evaluation Response Part I prepared for the subject property dated July 30, 2013. The subject property is eligible under Criterion C as an example of the Storybook style, a rare style in San Francisco, and based on its association as a real estate office with the significant development firm of Baldwin & Howell. The period of significance is 1937, the year of construction. Character-defining features of 2398 Alemany Blvd. consist of its complex roof form, its irregular plan and massing, the center entry topped with a turret, and decorative boards in the gable end.

A review of Department files indicates that the subject property is not within any identified historic district.

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: 05/28/2014 by Van T. Ly & Associates

PROJECT DESCRIPTION

The proposed project consists of a two-story rear horizontal addition and the removal of the 1940s rear addition. The subject building will remain a single-family residence. No changes to the primary façade are proposed. The addition is proposed to be roughly rectangular in plan with a flat roof and will be clad primarily in stucco with minimal ornamentation. Proposed windows are wood-sash with simple wood trim and are similar in style to the existing building. The addition is designed to sit behind the complex roof of the existing historic building and will be minimally visible from Alemany Blvd. While the addition is visible along Mount Vernon Avenue, the new addition is notched in order to provide a slight visual separation between the massing and roof form of the historic building and the new addition. Minimal changes are proposed to the rear of the historical building in order to accommodate the addition.

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resources as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

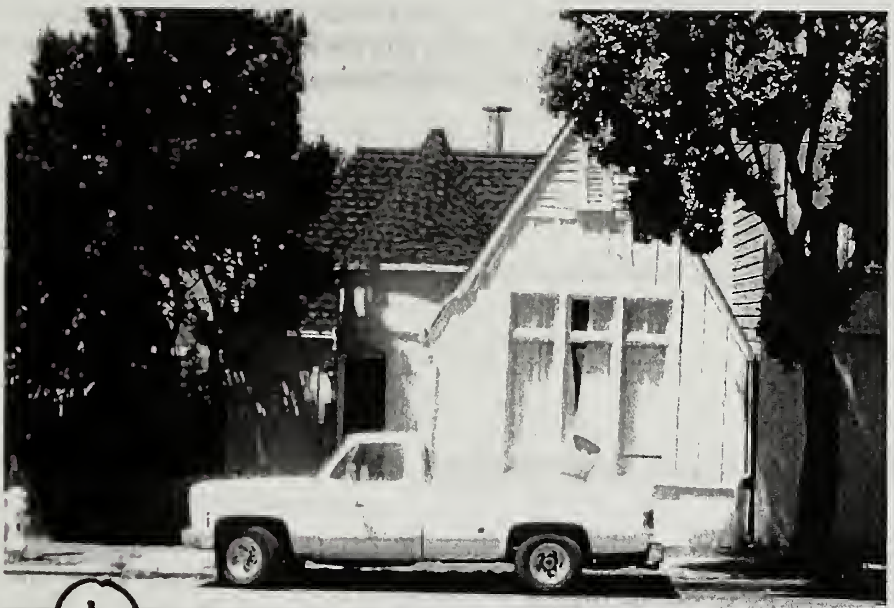
California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

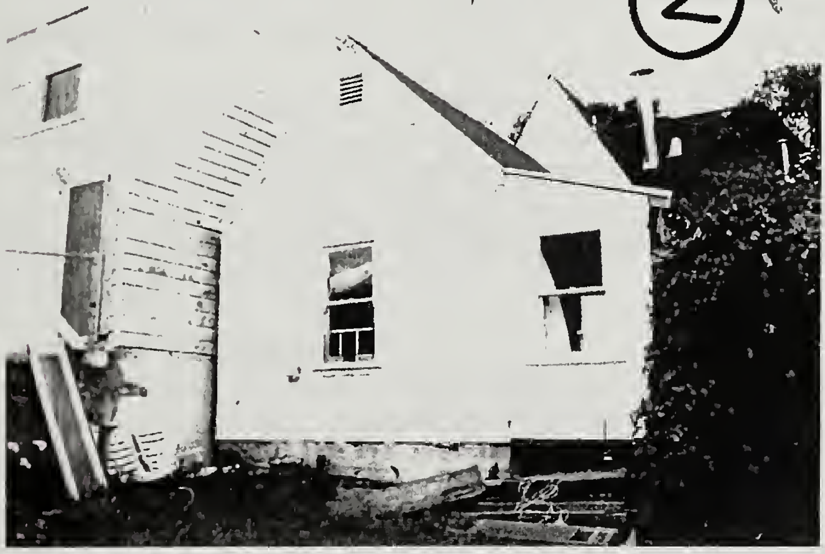
Staff finds that the proposed project at 2398 Alemany Blvd. would not cause a significant adverse impact upon a historic resource such that the significance of the resource would be materially impaired. The proposed alterations meet the *Secretary of the Interior's Standards for Rehabilitation* (*Standards*). The proposed project will continue the use of the property as a single-family residence and will not substantially change any of the building's distinctive materials, features, or spaces. The proposed project retains all character-defining features of the subject property. The proposed addition is setback and downslope from the front building wall sufficiently that the massing and scale of the original structure will be preserved. The addition is notched along Mount Vernon Avenue in order to visual retain the massing and roof form of the historic building. The proposed project does not include the addition of

IMAGE



① FRONT

REAR ②



Source: Van Ly, 2013.

conjectural elements or architectural features from other historic properties and new materials are compatible with but easily distinguishable from the historic materials. No changes to the primary façade are proposed and character-defining features, such as the complex roof form and Storybook-style architectural details, will be retained. If the addition war removed in the future, the historic building would remain very similar to its original form. The project meets *Standards* 1, 2, 3, 5, 6, 9 and 10; *Standards* 4, 7 and 8 don't apply. Therefore, the proposed project will not cause a significant adverse impact to the subject property, which is considered an individually eligible historic resource.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*).

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 6-19-2014

Tina Tam, *Senior Preservation Planner*

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Date	July 30, 2013
Case No.:	**2013.0038E**
Project Address:	**2398 Alemany Blvd.**
Zoning:	RH-1 (Residential, House, One-Family) Zoning District 40-X Height and Bulk District
Block/Lot:	7032A/007
Staff Contact:	Allison Vanderslice (Preservation Planner) (415) 575-9075 allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject building at 2398 Alemany Blvd. was constructed on a 2,556 sq ft lot at the northern corner of Mount Vernon Ave. and Alemany Blvd. in the Outer Mission neighborhood in 1937. The original owner of the property was the prominent local real estate development company, Baldwin & Howell, who used the one-story building as a real estate office. The real estate office was converted to a small, single-family residence in the early 1940s. This Storybook-style, wood-frame residence is irregular in plan and is topped with a complex, high-pitched, cross-gabled and hipped roof featuring a center turret. Cladding consists primarily of vertical board-and-batten along with horizontal board siding and stucco. Decorative, roughhewn-styled, horizontal boards fill in the gable-end. Most of the original fenestration has been replaced, primarily with aluminum-sash windows. The primary entrance is beneath the turret. A small, gable-roof, rear addition was constructed in 1948.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state, or national historical register, and has not been included in any qualified historic resource survey adopted by the City of San Francisco. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1937).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The subject building at 2398 Alemany Blvd. was constructed in 1937 as a real estate office likely associated with the residential subdivision historically known as Geneva Terraces by developer/builder Baldwin & Howell. Today, this area is in the Outer Mission neighborhood, situated to the east of Ocean View and west of the Excelsior and Crocker-Amazon neighborhoods. The immediate area along the northwest side of Alemany Blvd. and the surrounding subdivision consists largely of rectangular-plan, two-story residences constructed between 1927 and 1941, with the majority of homes built during the late 1930s. These residences display a range of façade styles, with French Provincial, Spanish Colonial, Mediterranean, Storybook, and Tudor Revival styles predominating. The opposite side of Alemany Blvd.

consists of similar, two-story single-family homes predominantly constructed in two waves dating to the mid-1920s and 1936-1940.

The subject property and this portion of the Outer Mission neighborhood is just east of the land owned by former San Francisco mayor, Adolph Sutro, and was shown on late 19th century maps as associated with the West End subdivision. The 1915 Sanborn Fire Insurance map series shows that the immediate vicinity of the subject property was mainly undeveloped at that time and was primarily used for agriculture. Most construction activity had been concentrated to the northeast, primarily east of Geneva Avenue, within the Excelsior District, where pastures were built up with homes by the mid-1920s.[1]

Prior to the improvements by Bladwin & Howell, Lake Geneva and the associated slough were in the immediate vicinity of the subject parcel. The area was described as along an "old slough interspersed with stagnant water holes, public dumping grounds, willow patches and Chinese vegetable gardens."[2] According to the 1923 Block Book the parcel was then owned by Jos Fassler. After several years of negotiation in the mid-1920s, Baldwin & Howell were able to secure ownership of the area south of Ocean Avenue between San Jose and Alemany Blvd. and started work on improvements including draining the area by construction of the Cayuga Avenue outlet sewer and filling the area that would become Geneva Terraces.[3]

Baldwin & Howell began development of Geneva Terraces in 1927. By the mid-1930s, the firm had built out the first section of Geneva Terraces between Ocean Avenue and Mt. Vernon Avenue. The area to the south of Mt. Vernon was developed during the late 1930s and early 1940s. Geneva Terraces was marketed as providing an "Attractive dwelling for those with modest incomes," which distinguished it from most of their other earlier developments that were aimed at white collar workers or a "man of means."[4] The entire development was advertised as offering "direct five-cent fare downtown over Mission Street rails; direct and convenient street car transportation to the beach and to the park over Ocean Avenue; other direct street car transportation lines downtown by way of San Jose Avenue, and the finest in rapid transit automobile approach, either in to San Francisco or down the peninsula by way of Alemany Boulevard."[5]

According to the first permit application identified for the building, the subject property was used as a temporary real estate office by 1938 and was owned by Baldwin & Howell. The contractor was Adolph Anderson, who had worked with Baldwin & Howell on other development projects. While city directory research failed to find a listing for the subject property during the 1930s, it very likely that the real estate office was associated with development and sale of the surrounding Geneva Terraces' residences. By the mid-1930s, much of the Geneva Terraces tract north of Mt. Vernon was already developed.[6] The second wave of development started around 1936 and consisted of an additional 300 residential lots on the south side of Mt. Vernon Avenue between Alemany Blvd. and San Jose Avenue. Most of the development was completed by 1940.

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[1] *San Francisco Chronicle*, 7 April 1926.

[2] "Baldwin & Howell," *California Homes* October 1936: 26.

[3] "Baldwin & Howell," *California Homes* October 1936: 26.

[4] "Baldwin & Howell," *California Homes* October 1936: 30-31.

[5] "Baldwin & Howell," *California Homes* October 1936: 26.

[6] "Baldwin & Howell," *California Homes* October 1936: 26.

By 1943, the Home Owners Loan Corporation (HOLC) owned the property and it was converted from a real estate office to a single-family residence.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources (California Register) or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the information submitted in Supplemental Information Form for Historic Resource Evaluation for the subject property completed by Van T. Ly, Department records, and additional research conducted by Department staff, Department staff finds that the subject property at 2398 Alemany Blvd. is individually eligible for inclusion in the California Register. The subject property does not appear to be eligible as a contributing resource to a potential historic district.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ N Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1937	Period of Significance: n/a ☐ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

2398 Alemany Blvd. is not eligible for inclusion in the California Register under Criterion 1 (Events). While the property is associated with the development and sale of this portion of the Outer Mission neighborhood, the subject property was constructed almost a decade after Baldwin & Howell started developing the Geneva Terraces neighborhood. Furthermore, the neighborhood is part of the general southern expansion of San Francisco's residential neighborhoods along transit corridors and does not rise to the level of an event that has made a significant contribution to local history either individually or as part of a district.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information submitted in Supplemental Information Form for Historic Resource Evaluation for the subject property, the property was converted from a real estate office to a single-family residence by the HOLC in 1943. During the 1940s to the 1960s, the building was owned and it appears occupied by the Taber family. No persons of known historical significance appear to have been associated with the subject building, the association with the firm Baldwin & Howell is discussed in Criterion 3. Therefore, 2398 Alemany Blvd. is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the Supplemental Information Form for Historic Resource Evaluation for the subject property, Planning Department records, and research by Department staff, 2398 Alemany Blvd. is individually eligible for listing in the California Register under Criterion 3 (Architecture).

2398 Alemany Blvd. is a one-story, wood-frame, single-family residence constructed in the Storybook architectural style. Storybook is known for its exaggerated and whimsical designs featuring complex or asymmetrical roof forms; mulit-lite wood-sash windows; and range of decorative elements including finials, balusters, balconettes, and applied ornament.[7] While this building does not contain a wide range of decorative elements and has had most of its wood-sash windows replaced with aluminum and vinyl-sash windows, it does contain a complex roof form with a turret that clearly distinguishes it from the surrounding neighborhood and embodies the distinctive characteristics of this style. While subject property is restrained with minimal ornamentation, it is rare and distinctive example of the Storybook style.

The first recorded owner of the subject property was the real estate firm of Archibald S. Baldwin (1858-1924) and Josiah R. Howell (1868-1916), Baldwin & Howell. Founded in 1885 as the firm of McAfee & Baldwin, Howell joined in the late 1890s and the firm changed its name. After former Mayor Adolph Sutro's death and an arduous legal battle over his lands, the Residential Development Company (RDC), headed by Baldwin & Howell, purchased over 700 acres of Sutro's property in 1911. The RDC, along with other significant local developers, planned and began development of race-restricted residential parks for middle- and upper-income buyers in the West of Twin Peaks area. Baldwin & Howell sold off portions of the former Sutro land to other developers, which become notable San Francisco neighborhoods such as Forest Hill, St. Francis Woods, and West Portal Park.[8] Their first development in the area was Westwood Park in 1917 (finished in 1923).[9] Additional developments included Westwood Highlands, Monterey Heights, Mission Terrace, and Geneva Terrace. Philip P. Paschel took over the firm after Baldwin's death in 1924 and the firm continued to be a significant and influential force in San Francisco's development, particularly in the Outer Mission and southern portion of the City at that time. After completion of Geneva Terraces, Baldwin & Howell was selected by the Spring Valley Company to handle the development and sale of its land in the Lake Merced tract. A model home with similar roof line and turret, window-openings, and cladding as the subject property was also used to promote this development, although this property no longer appears to be extant.[10]

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[7] Mary Brown, *Sunset District Residential Builders, 1925-1950. Historic Context Statement.* San Francisco City and County, Planning Department, 2013: 94.

[8] Jacqueline Proctor, *San Francisco's West of Twin Peaks.* (San Francisco: Arcadia Publishing, 2006).

[9] TBA West Inc. *Historic Context Statement. Balboa Park Area Plan & Historic Resource Survey, San Francisco California.* Prepared for the San Francisco Planning Department, 2008: 21-22.

The subject property appears to be eligible under Criterion C as an example of the Storybook style, a rare style in San Francisco, and based on its association as a real estate office with the significant development firm of Baldwin & Howell.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, 2398 Alemany Blvd. is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject building is not significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

2398 Alemany Blvd. appears to retain its integrity. The subject building retains its integrity of location as no record was found of it being moved. Alterations to the building include replacement of windows, reroofing, a small rear addition, and repairs associated with a fire in 1938 and a car accident in 1960. However, it does appear that with these changes the building retains its integrity of design, workmanship, and materials. The building was originally constructed as real estate office associated with the development of the surrounding residential neighborhood, while the building was remodeled to a single-family home in 1943, it is still surrounded by the same residential tract and retains its integrity of setting, association, and feeling.

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[10] "Baldwin & Howell," *California Homes* October 1936: 31.

Step C: Character-Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Character-defining features of 2398 Alemany Blvd. consists of its complex roof form, its irregular plan and massing, the center entry topped with a turret, and decorative boards in the gable end.

CEQA HISTORIC RESOURCE DETERMINATION

- ☒ Historical Resource Present
  - ☒ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-Contributor to an eligible Historic District

- ☐ No Historical Resource Present

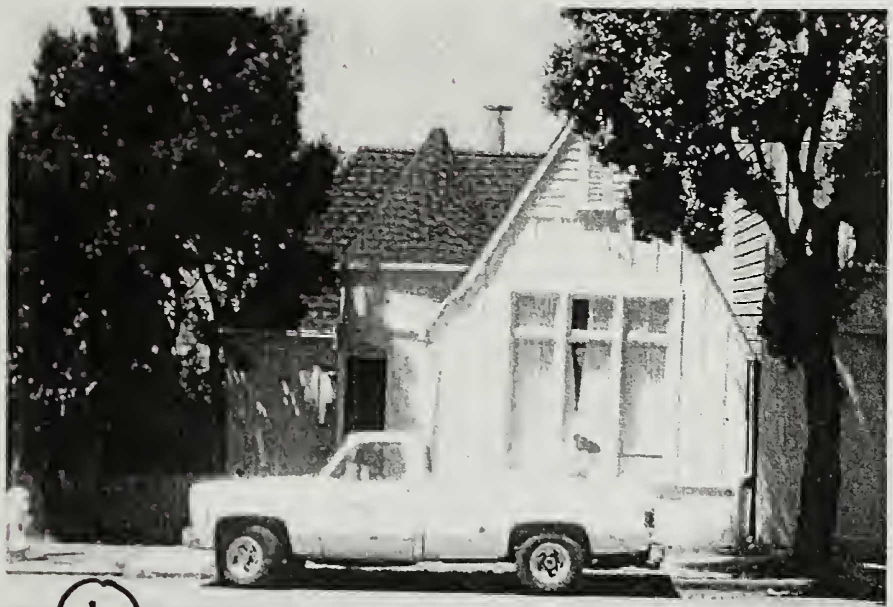
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Ta
Tina Tam, *Senior Preservation Planner*

Date: 8 · 5 - 2013

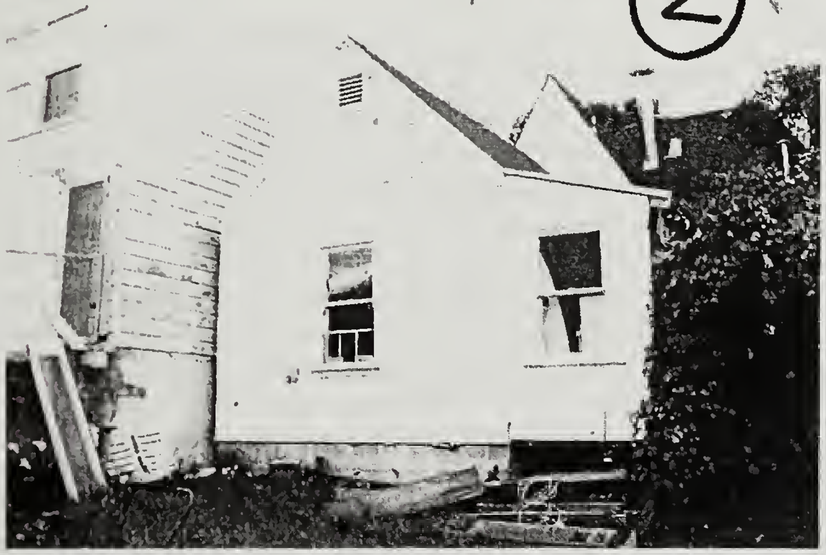
cc: Virnaliza Byrd

IMAGE



① FRONT

REAR ②



Source: Van Ly, 2013.

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
805 Clayton Street		1268/002	
Case No.	Permit No.	Plans Dated	
2013.1291E	201309066200	4/17/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Raise building for garage addition; construct new roof top deck; reconfigure interior & rear & side additions.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

***If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.**

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Joy Navarrete Digitally signed by Joy Navarrete DN: cn=Joy Navarrete, o=Planning, ou=Environmental Planning, email=joy.navarrete@sfgov.org, c=US Date: 2014.08.08 09:59:23 -07'00'

No Archeo issues

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	Category A: Known Historical Resource. **GO TO STEP 5.** Per HRER Part I dated 2/11/14
☐	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☑	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties* *(specify or add comments)*: Per HRER Part II dated 6/10/2014
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Allison Vand	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Allison Vanderslice	**Signature or Stamp:** Allison Vand 6/20/2014
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	February 11, 2014
Case No.:	2013.1291E
Project Address:	805 – 807 Clayton Street
Zoning:	RH-3 (Residential - House, Three Family) 40-X Height and Bulk District
Block/Lot:	1268/002
Staff Contact:	Allison Vanderslice, Preservation Planner (415) 575 - 9075 allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject parcel is located on the west side of Clayton Street between Frederick Street and Carl Street in the Haight Ashbury neighborhood. The property is located within a RH-3 (Residential - House, Three Family) Zoning District and a 40-X Height and Bulk District.

805-807 Clayton Street was constructed in 1908 as a two-story flat designed by architectural firm Salfield & Kohlberg. This rectangular plan, two-story over partial basement, wood frame building is designed in the Classical Revival style. This building features a Palladian window, a blind window with cartouche and projecting hood, two canted bay windows, stringcourses, and a projecting cornice with dentils and egg and dart molding. The north canted bay engages the cornice and features cartouche on each facet above and a curved bracket below. Fenestration is primarily wood-sash double-hung windows. The primary entrance is above the street and is set on the north side of the primary façade. The entrance is accessed by a short flight of terrazzo steps and a non-original metal railing. The recessed entrance is topped with a projecting entablature and framed by columns. Limited alterations have occurred to the property since it was constructed in 1908. Permitted alterations include fire-damage repair and no unpermitted alterations were identified. The building is a significant example of an early 20th century residential building designed in the Classical Revival style.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1908).

Neighborhood Context and Description

The subject block faces of Clayton Street contain primarily single-family and multi-unit residential buildings ranging between two- to four-stories tall and constructed in a variety of architectural styles primarily dating to the late 19th and early 20th centuries. The subject block faces of Clayton Street includes building in the Classical Revival, Craftsman, and Queen Anne styles with a collection of Queen Anne buildings on the opposite side of the street to the south of the subject property. While the subject property

stands in a group of three Classical Revival-style buildings, the adjacent two properties have been modified and do not appear to be distinguished examples. Richard Gamble Memorial Park interrupts the subject block to the south of the subject property and adds to the lack of cohesion seen on this block of Clayton Street.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: 1908	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: n/a ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information for Historic Resource Determination (Supplemental) report by Tim Kelley Consulting for the subject property (August 2013), the Addendum to the Supplemental Information Report also prepared by Tim Kelley Consulting (January 2014), and a review of Planning Department records, staff finds that the subject property is individually eligible for inclusion on the California Register under Criterion 3. The subject building does not contribute to an eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
The subject property is not specifically associated with any historically significant events either directly linked to the building or to the immediate group of nearby buildings. While the building was constructed in 1908 during the post-earthquake reconstruction era, larger portions of the city were developed during this period and the subject building does not appear to have any significant association with the earthquake or post-earthquake reconstruction. Staff finds that the subject property is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Based on the Supplemental report for the subject property, research did not identify any persons significant in our local, regional or national past that are associated with the subject property. David Salfield, the building's architect, sold the property in 1910 to the Tolley family, who continued to reside there until 1947. Neither the Tolley family or any of the other owners or occupants were found to be significant persons. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
The subject property does appear to be eligible for listing on the California Register as an individual resource under Criterion 3. The subject building is a distinctive example of an early 20th century residential building designed in the Classical Revival style. This style is expressed through details on the primary façade including the projecting entablature and columns that define the primary entrance, the Palladian window, cartouches, egg and dart molding, canted bays, as well as materials such as wood siding and wood-sash windows.

The subject property was owned by architect David Salfield and it appears that the building was designed by his firm Salfield & Kolberg in 1908. Salfield & Kolberg should be consider master architects and were responsible for the design of many notable buildings in San Francisco during the late 19th and early 20th centuries. Notable San Francisco buildings include San Francisco Landmark #33, the Columbus Tower at 916 Kearny Street (1905); the Veronica Building at 647-49 Mission Street (1907), included in the New Montgomery-Mission-2nd Street Conservation District; 700 Jones (1906), a contributor to the Lower Nob Hill Apartment Hotel National Register District; 219-221 Dolores Street (1909), individually eligible for the California Register and a contributor to the Inner Mission North District Contributor; notable contributors to the Chinatown National Register-eligible district including Soo Yuen Benevolent Association at 801 Grant Street, 528 Grant Street, 736 Grant Street, and 757 Clay Street; and the Concordia-Argonaut Club at 1142 Van Ness Avenue (1909). The firm also worked in Stockton and San Joaquin County and is credited with designing several hundred buildings. Based on a limited survey by Tim Kelley Consulting of Classical Revival-style residential buildings design by Salfield & Kolberg around 1908, the subject building appears to be a notable example of the firm's residential work in this style. Therefore, the building appears to represent the work of master architects Salfield & Kolberg.

The subject property does not appear to be eligible for listing on the California Register as a contributor to a historic district under Criterion 3. A collection of Queen Anne buildings across the street and to the south of the subject property may contain the stylistic consistency necessary to qualify as an eligible historic district but the subject property would not contribute to this district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

805-807 Clayton Street retains its historic integrity. The subject building retains its integrity of location as no record was found of it being moved. The building continues to be used as a two-family flat and limited alterations to the building were identified, therefore, the building appears to retain its integrity of association, design, workmanship, feeling, and materials. The removal of residential buildings within the subject block and the creation of the Richard Gamble Memorial Park, has some impact on the integrity of setting; however, the building continues to stand in a residential neighborhood.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features for 805-807 Clayton Street that allow it to express it architectural significance as a distinctive example of the Classical Revival style are the following:

- Asymmetrical façade,
- Two-story massing with no front landscape set back,
- Palladian window,
- Blind window with cartouche and projecting hood,
- Double-hung wood sash windows,
- Projecting cornice with dentils and egg and dart molding,
- Two canted bays, with the north bay above the primary entrance featuring a curved bracket below and cartouche on each facet above, and
- Recessed entrance topped with a projecting entablature and columns.

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☒ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

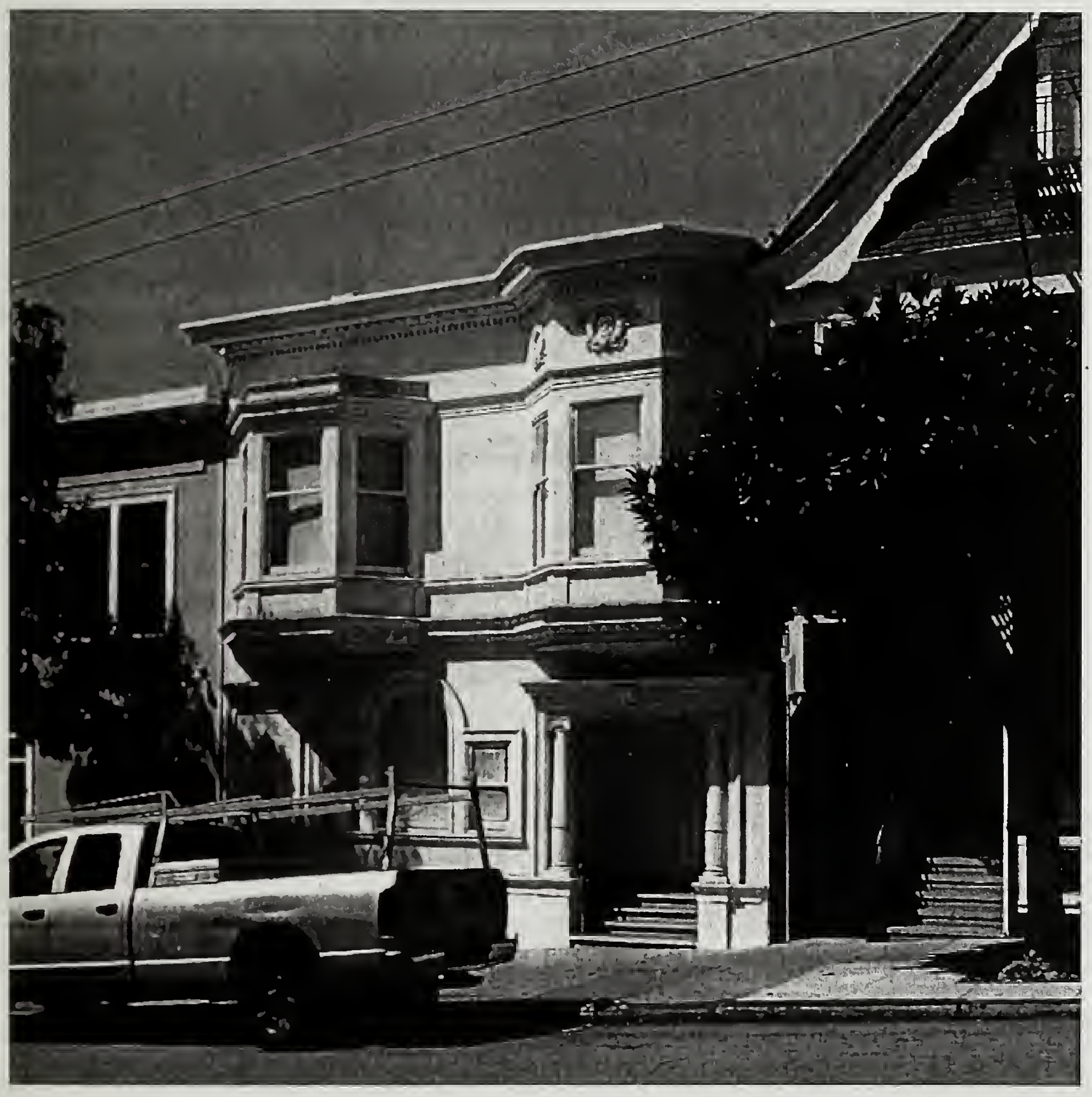
☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 2-24-2014
Tina Tam, *Senior Preservation Planner*

805-807 Clayton

San Francisco, California



Tim Kelley Consulting, LLC

Historical Resources

2912 Diamond Street #330

San Francisco, CA 94131

415.337-5824

tim@timkelleyconsulting.com

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

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Suite 400
San Francisco,
CA 94103-2479

Reception:
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415.558.6409

Planning
Information:
415.558.6377

Date	June 10, 2014
Case No.:	2013.1291E
Project Address:	805 – 807 Clayton Street
Zoning:	RH-3 (Residential - House, Three Family) 40-X Height and Bulk District
Block/Lot:	1268/002
Staff Contact:	Allison Vanderslice, Preservation Planner (415) 575 - 9075 allison.vanderslice@sfgov.org

PART II: HISTORIC RESOURCE EVALUATION

BUILDING DESCRIPTION

The subject parcel is located on the west side of Clayton Street between Frederick Street and Carl Street in the Haight Ashbury neighborhood. The property is located within a RH-3 (Residential - House, Three Family) Zoning District and a 40-X Height and Bulk District. 805-807 Clayton Street was constructed in 1908 as a two-story flat designed by architectural firm Salfield & Kohlberg. This rectangular plan, two-story over partial basement, wood frame building is designed in the Classical Revival style. This building features a Palladian window, a blind window with cartouche and projecting hood, two canted bay windows, stringcourses, and a projecting cornice with dentils and egg and dart molding. The north canted bay engages the cornice and features cartouche on each facet above and a curved bracket below. Fenestration is primarily wood-sash double-hung windows. The primary entrance is above the street and is set on the north side of the primary façade. The entrance is accessed by a short flight of terrazzo steps with a non-original metal railing. The recessed entrance is topped with a projecting entablature and framed by columns. Limited alterations have occurred to the property since it was constructed in 1908. Permitted alterations include fire-damage repair and no unpermitted alterations were identified.

The Department determined that the building was individually eligible for the California Register of Historical Resources per the Historical Resource Evaluation Response Part I prepared for the subject property dated February 11, 2014. The building is eligible under Criterion 3 (Architecture) for embodying the distinctive characteristics of early 20th century Classical Revival-style architecture in San Francisco. The period of significance is 1908, the year of construction.

The character-defining features for 805-807 Clayton Street that allow it to express it architectural significance as a distinctive example of the Classical Revival style are the following:

- Asymmetrical façade,
- Two-story massing with no front landscape set back,
- Palladian window,
- Blind window with cartouche and projecting hood,
- Double-hung wood sash windows,
- Projecting cornice with dentils and egg and dart molding,

- Two canted bays, with the north bay above the primary entrance featuring a curved bracket below and cartouche on each facet above, and
- Recessed entrance topped with a projecting entablature and columns.

A review of Department files indicates that the subject property is not within any identified historic district.

PROPOSED PROJECT

☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: 06/09/2014 by Kelly Condon Design

PROJECT DESCRIPTION

The proposed project consists of a side and rear horizontal addition, the addition of a roof deck, the insertion of a garage in the primary façade, raising the house by 24 inches, moving back the front wall by approximately 6 feet, and an extensive interior remodel. The project proposes to move back the front wall in order to accommodate the new garage and garage door while limiting the addition of height to the building. In general, the proposed height addition is able to preserve the scale and relationship of the character-defining features on the primary façade. Façade changes consist of the addition of the garage door, removing a secondary entrance door, addition of transom windows above the primary entrance doors, and the minor alteration of the relationship between the primary entrance doors and entry porch. All other character-defining features on the façade will be retained including original doors, windows, and architectural details. The horizontal additions, roof deck, and changes to the rear of the building will not be visible from the street.

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resources as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project at 805-807 Clayton Street would not cause a significant adverse impact upon a historic resource such that the significance of the resource would be materially impaired. The proposed alterations meet the *Secretary of the Interior's Standards for Rehabilitation* (*Standards*). The proposed project will continue the use of the property as a two-family residence and will not substantially change any of the building's distinctive materials, features, spaces, or spatial relationships as listed above. In general, the raising of the house by two feet and the pushing back of the front wall by approximately six feet allows for the retention of the relationships of the character-defining features on the primary façade. The additions and roof deck are not visible from the street. The proposed project does not include the addition of conjectural elements or architectural features from other historic properties and new materials are compatible with but easily distinguishable from the historic materials The proposed project will retain character-defining features on the primary façade including all doors, windows, and architectural details. The project meets *Standards* 1, 2, 3, 5, 6, 9 and 10; *Standards* 4, 7 and 8 don't apply. Therefore, the proposed project will not cause a significant adverse impact to the subject property, which is considered an individually eligible historic resource.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*).

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 6-19-2014

Tina Tam, *Senior Preservation Planner*

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
4519-4521 19th St.		2701/037	
Case No.	Permit No.	Plans Dated	
2014.0611E	201403059966	2/27/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Two-story vertical addition over existing one-story single-family home at front of lot (4519 19th St). No change to building at rear of lot (4521 19th St).			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* *(specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 6/16/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Allison V

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Allison Vanderslice

Signature or Stamp: Allison V

6/20/2014

Project Approval Action:

Select One

*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	6/16/2014	**Date of Form Completion**	6/16/2014

PROJECT INFORMATION:

Planner:	Address:	
Allison Vanderslice	4519-4521 19th Street	
Block/Lot:	Cross Streets:	
2701/037	Douglass Street and Seward Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2014.0611E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	2/27/2014

PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?

Additional Notes:

The proposed project consists of a two-story vertical addition to a one-story building at 4519 19th Street. The rear residential building at 4521 19th Street is not undergoing any alterations. This review evaluates both buildings. A Supplemental Information for Historic Resource Evaluation (Supplemental) form (dated 2/28/2014) for 4519-4521 19th Street was submitted by the project sponsor to aid this review.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Based on the Supplemental form completed for the subject buildings and additional research by Department staff, the subject property at 4519-4521 19th Street is not an historical resource under CEQA.

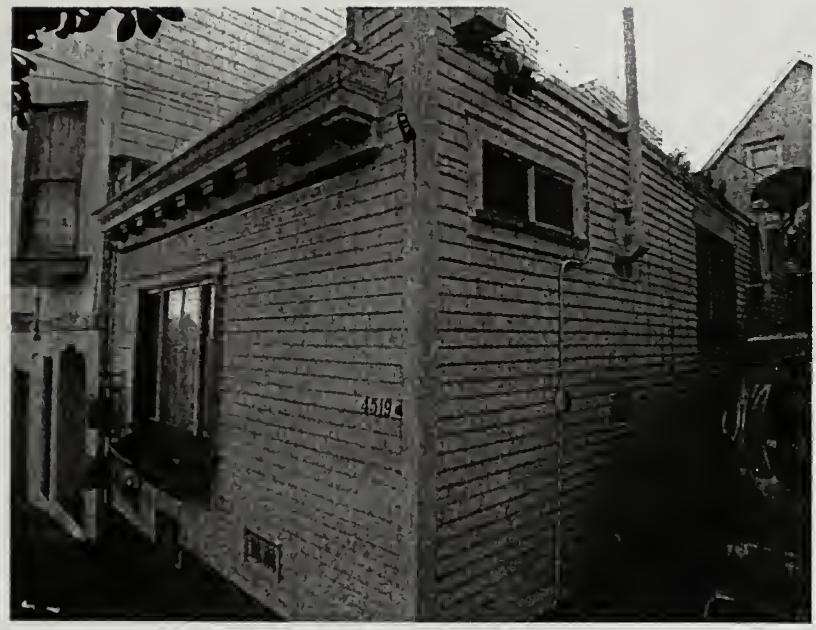
The subject property was developed in 1908 with the construction of the one-and-half-story building that stands at the rear of the lot (4521 19th Street). Based on permit records, the front one-story building was constructed in 1925 as a garage and was converted to a residence in 1947. Constructed in 1908, the rear building was built during the post-earthquake expansion of the area and the City generally. As many properties were constructed during this period, the subject building does not appear to be significant for its association with post-earthquake development or with any other significant events or trends in the local area or San Francisco generally. Neither the construction of the garage or it conversion to a residence appears to be associated with significant events locally or in San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the Supplemental form, no significant persons are associated with either building. The subject property is not significant under Criterion 2.

The rear building is an one-and-half-story, gable-roof, single-family residential building with minimal detailing and does not appear to be a significant example of a type, period, or style. The front residential building is a simple flat-roof, one-story building with a combination of wood double-hung and aluminum slider windows and features a heavy cornice. Constructed as a garage in 1925 and later modified to a residence, the front building at 4519 19th Street is not a significant example of a type, period, or style. Neither building is the work of a master architect or builder. Therefore, the subject property is not significant under Criterion 3.

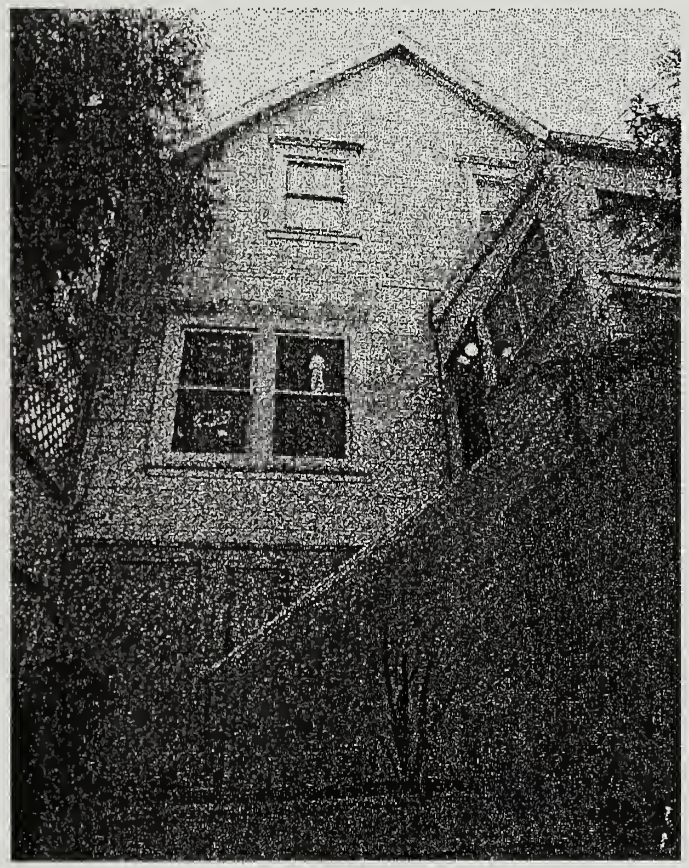
The subject buildings are not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

No identified or eligible district has been identified in this area. The surrounding residential neighborhood is eclectic in type, style, massing, and period of construction. Overall, the subject block lacks the cohesion needed to qualify as an eligible historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-19-2014



4519 19th Street (front building)



4521 19th Street (rear building)

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT DOCUMENTS DEPT
JUN 27 2014
SAN FRANCISCO PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
22 Ford St		3581/057	
Case No.	Permit No.	Plans Dated	
2014.0631E		3/26/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Add basement/garage, horizontal rear addition, vertical addition			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☒	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. **If one or more boxes are checked above, an *Environmental Evaluation Application* is required.**	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Archeo review is pending.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 6/12/14 *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Jonathan G. Lammers

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Jonathan Lammers

Signature or Stamp: Jonathan G. Lammers 6/20/14

Project Approval Action:

Select One

*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	June 12, 2014
Case No.:	**2014.0631E**
Project Address:	22 Ford Street
Zoning:	RH-2 (Residential House, Two-Family) 40-X Height and Bulk District
Block/Lot:	3581/058
Date of Review:	June 12, 2014 (Part I)
Staff Contact:	Jonathan Lammers (Preservation Planner) (415) 575-9093 jonathan.lammers@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 22 Ford Street, is located on a rectangular-shaped lot measuring 25 feet by 114 feet on the north side of Ford Street between Sanchez Street and Noe Street in the Castro/Upper Market neighborhood. The property is located within an RH-2 (Residential-House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a one-story-over-raised-basement, wood frame, single-family residence constructed circa 1887. The building is rectangular in plan, clad with smooth stucco on its primary façade and rustic channel wood siding on its secondary facades, and capped by a gable roof. The building is set back on its lot, and includes cast artificial stone site walls at the west end of the front lot line. The site walls, as well as the stair to the primary entry, are topped with metal pipe railings. Based on the building's massing and articulation, it was originally designed in the Stick/Eastlake style, but has since been partially re-clad with stucco and had most of its architectural details removed.

The primary facade faces south onto Ford Street and features a boxed bay window toward the east overhanging an integral garage with a paneled wood garage door. The primary entrance is roughly centered on the façade and is accessed by a quarter-turn concrete and terrazzo staircase with stucco cheek walls. The entry is recessed in a shallow vestibule with a stepped arch opening and includes a fully-glazed wood door. The entry is crowned by a flat bracketed hood. A secondary entry is located at the west end of the basement level and features a flush wood door accessed by a concrete stair. Typical fenestration includes one-over-one, aluminum windows. The façade terminates in a slightly projecting frieze and bracketed cornice

Known alterations to the exterior of the property include the installation of a garage and driveway, terrazzo steps, and re-cladding the front of the building with stucco (1940); raising the foundation one foot and installing a new mud sill (1959); and raising the foundation with bricks and installing a new mud sill at the east side of the garage (1967).

Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

22 Ford Street is located in San Francisco's Castro/Upper Market neighborhood, roughly bounded by Dolores Street on the east, Duboce Avenue on the north, 21st Street on the south, and the slopes of Twin Peaks to the west. The subject block face is exclusively residential and comprised of single-family dwellings and residential flats. Most buildings range from one- to two-story-over-raised-basement in height. Construction dates for buildings on the subject blocks face range from circa 1880 to 1936, although the vast majority were constructed between the late 1880s and 1915. This is reflected in the architecture of the building stock, which includes a number of Stick/Eastlake style buildings, as well as examples of Flat-Front Italianate, Queen Anne and Classical Revival (Edwardian era) designs. The overall level of architectural integrity is good, although several buildings on the subject block have been altered to varying degrees, most frequently through the replacement of windows and/or alteration of the window openings, as well as the installation of stucco cladding. It is also apparent that the northern portion of the block originally stood higher than the southern portion. As a result, prior street grading facilitated the installation of integral garages within the front-yard setback of a number of buildings on the north side of Ford Street.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information for Historic Resource Determination form prepared by Left Coast Architectural History (dated 5 March 2014), information found in the Planning Department files, and research conducted on the subject area, preservation staff find that the subject building is not eligible for listing in the California Register of Historical Resources.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Although the subject building is located within the Castro/Upper Market area of the San Francisco Neighborhood Groups map, it was historically associated with development of the Mission District. The area was named for its association with Mission San Francisco de Asis (better known as Mission Dolores), founded in 1776 by Franciscan missionaries. During the early 19th century more than 1,000 Native Americans lived at the mission, but by the 1840s disease and the process of secularization had devastated the mission's population and vastly reduced its landholdings.

Following the Gold Rush, the Mission District was initially characterized by a mixture of produce farms, rural homesteads, weekend resorts, and a small residential community formerly associated with the Mission Dolores pueblo. More concerted development of the Mission arrived in tandem with transportation improvements during the early 1860s, including the development of horse-driven streetcar omnibuses along Mission and Folsom streets, as well as the completion of the San Francisco—San Jose Railroad in 1864. By 1869, the area surrounding the intersection of Valencia and 16th streets was intensely developed, with smaller clusters of development located along other principal thoroughfares including Mission, Folsom and Howard (today South Van Ness) streets.

The greatest catalyst for development of the area was the introduction of various cable car lines, which touched off a sustained wave of development in the Mission that stretched from the 1880s through the early 20th century. Early important lines included the Market & Valencia Street cable car line opened in 1883, as well as the Market & Castro cable car line opened in 1887. The latter, in particular, encouraged the development of the area today known as the Castro neighborhood. By the turn of the century, most blocks between Dolores and Castro streets north of 18th Street were between fifty- and ninety-five percent built out. At that time the area was predominately home to working class residences, many of whom were of Irish, German or Scandinavian ancestry.

The fires that erupted in the wake of the 1906 Earthquake consumed much of the Mission District north of 20th Street. However, the area west of Dolores Street—including the subject block—lay outside the fire lines and was largely spared from serious damage. For a time Dolores Park was used as a refugee camp, and over the next few years the neighborhood experienced another pulse of development as large numbers of San Franciscans relocated to areas outside the burned district. Any available vacant lots were quickly built up with infill construction—typically multi-story residential flats. By 1915, the area was essentially built out.

The subject block first appears in the 1886 Sanborn map series, produced a year before the opening of the Market & Castro Street cable car line. At that time, the subject block was approximately thirty percent developed. The north side of Ford Street counted nine dwellings, including a row of eight buildings running from what is today 2 to 18 Ford Street. The south side of Ford Street counted only three dwellings, and a substantial portion of the center of the block was occupied by a plant nursery. By 1899, the subject block was approximately ninety-five percent developed, with dwellings predominating on Ford Street and flats predominating on 17th Street. The Twin Peaks Lodge Hall also operated on the second floor above a grocers and saloon on the southeast corner of 17th and Noe streets. By 1915, the subject block was essentially built out. Since that time, there has been relatively little infill or redevelopment.

Research has not demonstrated that the building in individually significant for its association with historic events. Rather, it was one of hundreds of residences constructed in the area as it matured from a rural to an urban landscape. In that respect, the development of the subject block does represent a cohesive development pattern concentrated during the last decades of the 19th century and the first decade of the 20th century. As such, the subject block appears significant for its association with community development as a turn of the century streetcar suburb. This significance is also rooted in the architecture of the buildings, which is discussed at further length under Criterion 3. However, alterations to several properties have affected the overall integrity of the block, such that only some groupings of buildings are able to clearly convey association with their original development. 22 Ford Street has been previously altered through the removal of ornament, the replacement of the original windows, and re-cladding the building with stucco over wood. It also stands at the west end of a cluster of previously altered buildings.

It is therefore determined that 22 Ford Street no longer retains sufficient integrity to be eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.
According to the information provided in the Supplemental Information for Historic Resource Determination form prepared by Left Coast Architectural History, the subject property was likely constructed for Timothy H. and Annie Sullivan. City directories indicate that Mr. Sullivan worked as a carpenter, and there is a possibility that he personally participated in the construction of the building. Following Timothy Sullivan's death in 1896, the property was inherited by his widow, who continued to own the property for another decade.

In 1906, the building was purchased by James and Annie Buckley. Mr. Buckley worked as a gasfitter and later as a telephone serviceman. The property remained in the Buckley family until 1935, when it was sold to Luigi, Caterina and Henry Martini. Luigi Martini worked as a laborer for Pacific Gas & Electric, while Henry Martini was employed as a factory worker. In 1976 the property became the sole property of Henry Martini. The property was sold most recently in 2000.

The persons most closely associated with the subject property are Timothy and Annie Sullivan, who commissioned its construction and resided there for nearly two decades. However, research has not indicated that the Sullivans were person important to local, state or national history. Likewise, none of the tenants or subsequent owners of the property appear historically significant, although collectively they illustrate the evolution of the area as a primarily working-class neighborhood. It is therefore determined that 22 Ford Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
22 Ford Street was constructed circa 1887, and as mentioned previously, the building's massing strongly suggests that it was originally designed in the Stick/Eastlake style. This style was extremely popular during the mid-to-late 1880s, and in some areas—particularly in proximity to cable car lines opened around that time—defines the majority of the building stock. Indeed, the subject block face includes

nearly 10 buildings originally designed in this style. However, building permit records show that in 1940 the front of 22 Ford Street was re-clad with stucco, which necessitated the removal of most of its original architectural ornament. During the same period the front steps were replaced with terrazzo stairs, and an integral garage was installed at the basement level. The original wood windows on the primary façade were also subsequently replaced with aluminum windows. These alterations have removed most of the building's original character-defining features, such that only its massing and cornice convey association with its original construction.

Considered as a whole, the subject property has lost integrity and is not a particularly good or distinctive example of a type, period or method of construction. The subject property also does not appear to contribute to any potential historic district. As discussed previously, 22 Ford Street is located at the west end of a cluster of previously altered buildings. Thus, while other groupings of buildings in the vicinity—particularly those toward the west end of the subject block—may constitute a potential historic district(s), 22 Ford Street does not retain sufficient integrity to contribute to a district.

It is therefore determined that 22 Ford Street is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 22 Ford Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

In 1940 the front of 22 Ford Street was re-clad with stucco, which necessitated the removal of most of its original architectural ornament. During the same period the front steps were replaced with terrazzo stairs, and an integral garage was installed at the basement level. The original wood windows on the primary façade were also subsequently replaced with aluminum windows. These alterations have removed most of the building's original character-defining features and have not gained significance in their own right. Thus, 22 Ford Street does not retain integrity.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

22 Ford Street lacks integrity and therefore a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

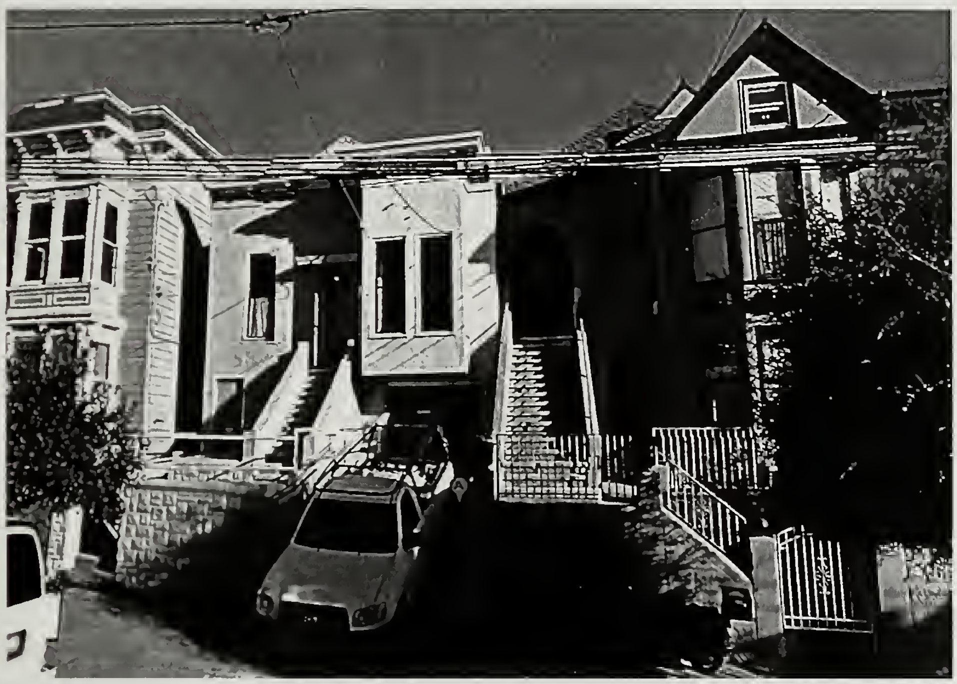
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ____________________ Date: 6-19-2014

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



22 Ford Street at center (Google Maps)

Ford St
Ford St
Ford St

Satellite view north toward 22 Ford Street (Google Maps)

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
178 Los Palmos Dr.		3026/035	
Case No.	Permit No.	Plans Dated	
2014.0838E	201312134093	4/1/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)

Project description for Planning Department approval.

A 820 SQ FT 3RD STORY ADDITION ATOP AN EXISTING 2 STORY HOUSE INTERIOR REMODEL OF (E) 2ND STORM. REAR DECKS.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* *(specify or add comments)*:
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ____________ *(attach HRER)* b. Other *(specify)*: per PTR form dated 6/18/2014.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
6/23/14	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** 6/23/14
	Project Approval Action: Select One Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	6/18/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	178 Los Palmos Drive	
Block/Lot:	Cross Streets:	
3026/035	Foerster Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0838E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/1/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by William Kostura (April 2014).

Proposed project: 820 square foot 3rd story addition, interior remodel of (E0 2nd floor, rear decks.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by William Kostura (dated April 2014) and information found in the Planning Department files, the subject property at 178 Los Palmos Drive contains a 1-story-over garage; wood frame single-family residence constructed in 1955 in the Modern architectural style. The original architect is unknown, but the original builder was Howard Callamer for the Miraloma Park Realty Company. Known alterations to the property include: interior remodeling (1991 and 2002); as well window replacement, entrance grille replacement and garage door replacement at unknown dates.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a Modern style single-family property. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

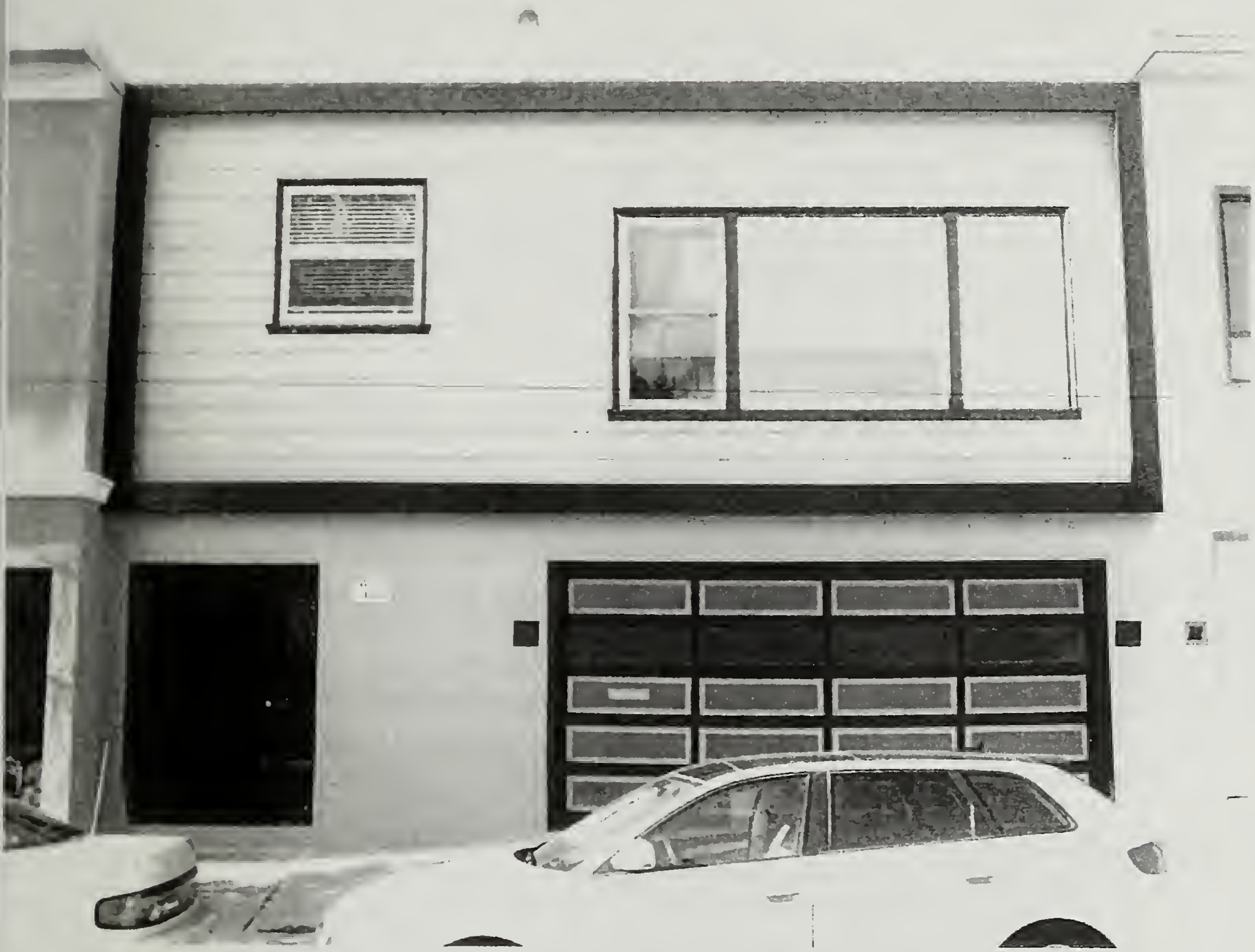
The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Miraloma Park neighborhood on a block that exhibits cohesive architectural styles and construction dates. The buildings are non-descript examples of Modern residential construction and the neighborhood does not contain a significant concentration of historically or aesthetically significant buildings such that would qualify it for listing as a historic district.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-19-2014

HISTORICAL EVALUATION of 178 LOS PALMOS DRIVE, SAN FRANCISCO

According to California Register Criteria



View looking north, showing 178 Los Palmos Drive

by

William Kostura, architectural historian
P. O. Box 60211
Palo Alto, CA 94306
(650) 815-1174

April 2014

Block 3026, lot 35

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
327 Richland Ave.		5721/033	
Case No.	Permit No.	Plans Dated	
2014.0785	201403312084	3/31/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. REAR 2-STORY 9'-3" HORIZONTAL ADDITION TO (E) 2 STORY OVER GARAGE SINGLE FAMILY DWELLING. FRONT 3'-0" HORIZONTAL ADDITIONAL AT 2ND FLOOR OVER NEW 1ST FLR WINDOW BAYS.EXCAVATION AND LOWERING OF FLOOR PLATE 3'-6" & LIFT GABLE ROOF +2'1" . FULL SEISMIC UPGRADE. NEW FINISHES, FIXTURES + FITTING. RECONSTRUCTION OF FRONT ENTRY STEPS.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☑	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	Slope = or > 20%: : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Archeo review completed.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more work descriptions. GO TO STEP 5.**
☐	Project involves **less than four work descriptions. GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

☒ 9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: _______________ *(attach HRER)*

b. Other *(specify)*: per PTR form dated 6/17/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☒ **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

6/23/14

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☒ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard

Project Approval Action:
Select One Permit
*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

Signature or Stamp:
6/23/14

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	6/17/2014

PROJECT INFORMATION:

Planner:	Address:	
Gretchen Hilyard	327 Richland Avenue	
Block/Lot:	Cross Streets:	
5721/033	Murray Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0785E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	3/31/14

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Dennis Budd (dated March 22, 2014)

Proposed project: Rear horizontal addition, front horizontal additional at 2nd floor, excavation -3'-6" to lower floor plate and raising gable roof +2'-1". Seismic upgrade, new finishes, and reconstruction of front entry steps.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Evaluation prepared by Dennis Budd (dated March 22, 2014) and information found in the Planning Department archives, the subject property at 327 Richland Avenue contains a 1-1/2-story-over-garage wood-frame single-family residence that displays some Edwardian and Mediterranean Revival style elements. The building was constructed in 1911 by contractor William Augustus Blanck. There are no permit records for exterior changes to the property. Visual observation indicates that some early alterations to the front façade were likely made in ca. 1920s.

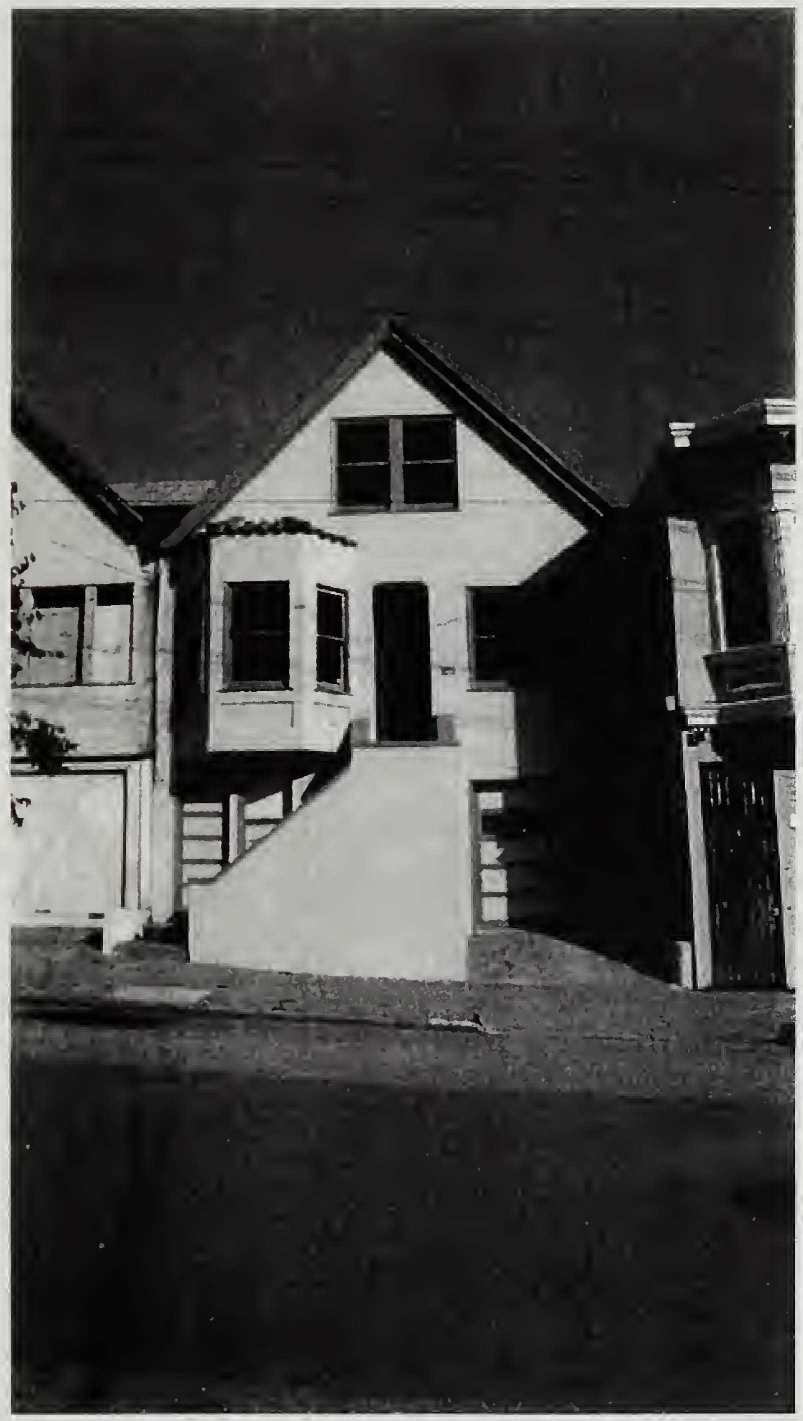
The subject property displays a mix of architectural styles and elements and is not architecturally distinctive such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any listed historic districts. The subject property is located within the Bernal Heights neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and no historic district appears to exist.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-19-2014

Photographs of Subject Property:



Front Elevation

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1188 Noe St.		6538/004	
Case No.	Permit No.	Plans Dated	
2014.0839E	201403140802	3/7/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Second floor addition and horizontal rear expansion of single-family home. Add deck at rear.			

3/14

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
***If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.**	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☒	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior** alterations to publicly accessible spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront** alterations that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: per PTR form dated 6/19/2014.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

6/23/14

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☒ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** 6/23/14
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	6/19/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	1188 Noe Street	
Block/Lot:	Cross Streets:	
6538/004	25th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0839E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/24/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☒ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Karin Payson (dated May 12, 2014).

Proposed Project: Vertical addition.

Considerations: Property is adjacent to an Article 10 individual landmark.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	● Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

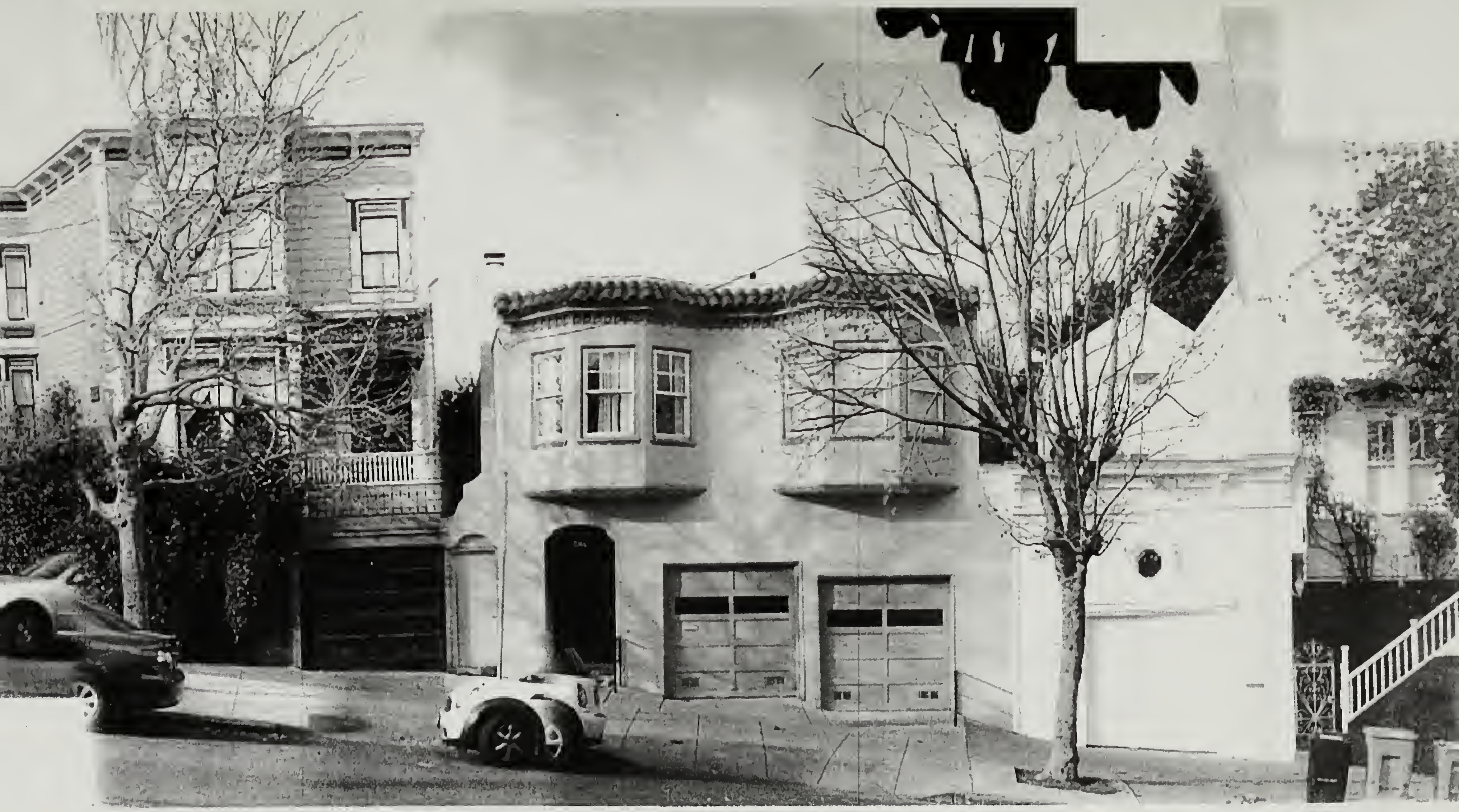
PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by Karin Payson (dated May 12, 2014) and information found in the Planning Department files, the subject property at 1188 Noe Street contains a 1-story-over garage; wood frame single-family residence constructed in 1929 in the Mediterranean Revival architectural style. The original builder was Ted Bergquist. Known alterations to the property include: reroofing (1991), and replacement of the windows and garage doors (unknown dates).

No known historic events occurred at the property (Criterion 1) and the subject building construction date is late for the neighborhood, which features several late 19th century extant buildings. None of the owners or occupants were identified as important to history (Criterion 2). The subject building is an intact example of a Mediterranean Revival style residence but is a non-descript example. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Noe Valley neighborhood on a block that exhibits late 19th and early to mid-20th century buildings, many with subsequent alterations that compromise historic integrity. The area does contain some distinctive examples of late 19th century residences. Overall, the area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings. Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

The subject property is located adjacent to Article 10 Landmark #133 (Axford House, 1190 Noe Street). The proposed project will need to be revised with greater side and front setbacks in consideration of the individual landmark next door. The new addition should be setback at least 15 feet from the front of the existing façade, should maintain the existing side setbacks on either side, and the height of the addition should be shortened to minimize visibility. The proposed project will be reviewed by the Planning Department's Residential Design Team to ensure that these considerations are incorporated into the proposed project so as not to cause an impact on the adjacent individual landmark.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-19-2014



1190

1188
SUBJECT PROPERTY

1186

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT
JUN 24 2014
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PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
427 Kirkham St		1854/035	
Case No.	Permit No.	Plans Dated	
2014.0349E		2/11/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical addition.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations** to publicly accessible spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: PER PRESERVATION TEAM REVIEW FORM SIGNED BY SENIOR PRESERVATION PLANNER 5/23/14.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: DOUG VU.	**Signature or Stamp:**
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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Suite 400
San Francisco,
CA 94103-2479

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415.558.6409

Planning
Information:
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Preservation Team Meeting Date:	4/28/2014	**Date of Form Completion**	5/13/2014

PROJECT INFORMATION:		
Planner:	Address:	
Doug Vu	427 Kirkham Street	
Block/Lot:	Cross Streets:	
1854/035	8th and 9th Avenues	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014.0349E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 2/11/2014

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Robert Gerson (signed 2/12/2014) and additional literature/permit research conducted by Department staff, the subject property at 427 Kirkham Street is improved with a single-family dwelling constructed in 1906 by the developer Cox Brothers. The Craftsman Bungalow style residence has a high basement and a single floor of living space above. The building is small in scale, has double hung windows, and elevated and offset entry porch, front angled bay window, hipped roof and a front dormer that is typical of Craftsman Bungalows.

Permit records document reconstruction and re-configuration of the entry stairs and re-cladding with stucco in 1950, and cladding with stone at the front entrance and basement level in 1964. Undocumented alterations include a small breakfast room addition behind the kitchen at an unknown date. The combination of these alterations has resulted in an extant building that lacks any architectural integrity.

This subject block is in the Inner Sunset neighborhood and contains a mixture of single-family and multi-family dwellings buildings that are two to three stories at the street facade and constructed between 1905 and 1940. The architecture in the neighborhood is mixed that include other examples of Craftsman Bungalow, Queen Anne, Mediterranean Revival, Edwardian, and Contractor Modern style buildings. The subject property is a typical example of a Craftsman Bungalow that was constructed by Cox Brothers in this area. It is not architecturally distinctive and does not qualify for listing in the California Register under Criterion C/3.

The property is associated with the early development of the Inner Sunset. However, this alone is not considered a significant event in San Francisco history, nor is it associated with any significant and/or important individuals. Therefore, it is not eligible under Criteria A/1 and B/2.

Additionally, the subject building is not located within the boundaries of any identified or potential historic districts.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	5-23-14

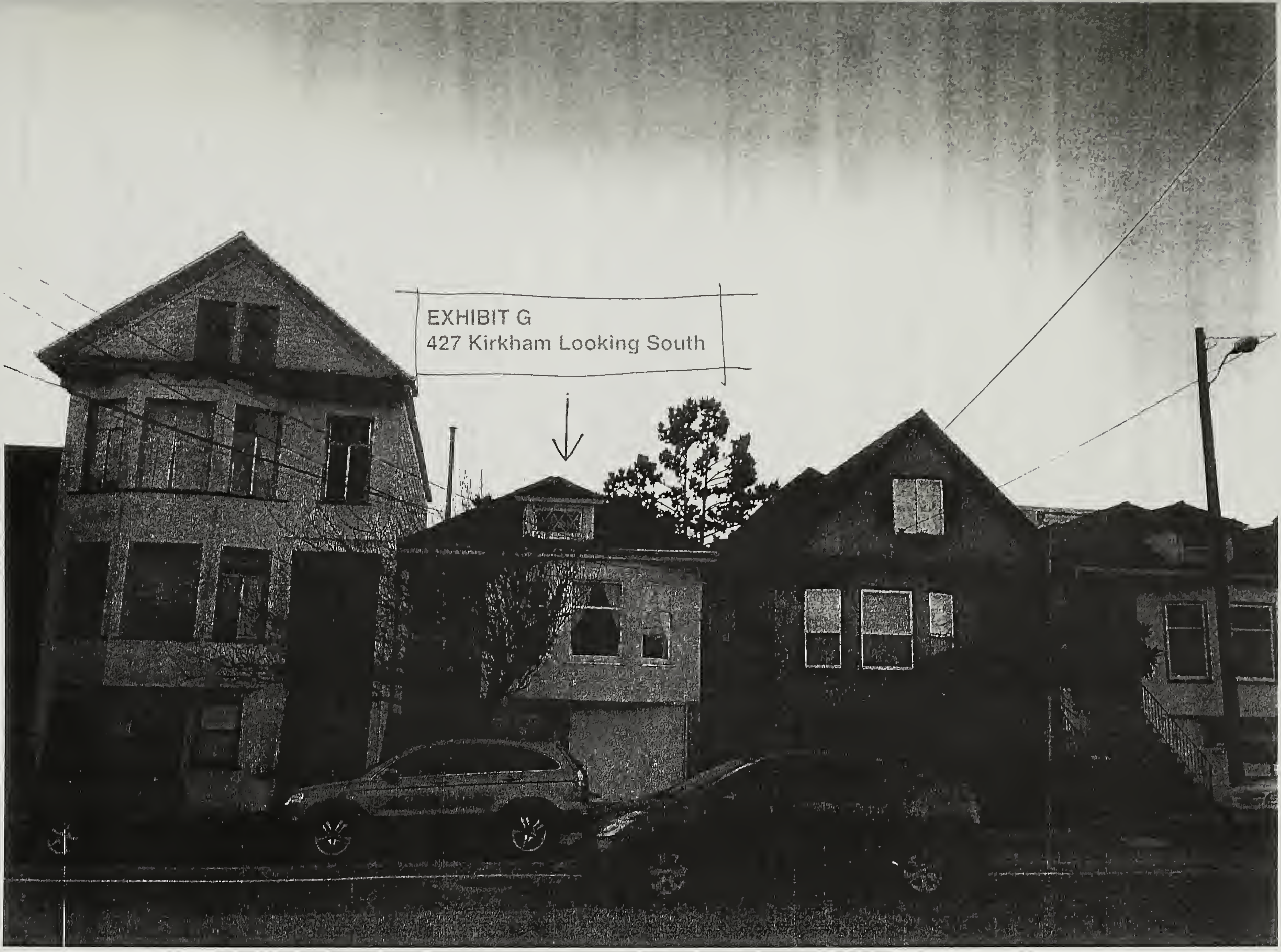


EXHIBIT G
427 Kirkham Looking South

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1829 Church St.		6656/042	
Case No.	Permit No.	Plans Dated	
2014.0837E	201402078054	5/14/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. REMODEL FRONT ELEVATION. REAR YARD 3 STORY ADDITON INCL ROOF DECK.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
***If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.**	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling [illegible] Date: [illegible]	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations** to publicly accessible spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Ca. 1890 building, major facade alteration in 1941. Building lacks integrity based on building permit history.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

6/24/14

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☒ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** 6-24-14
Project Approval Action: Select One permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

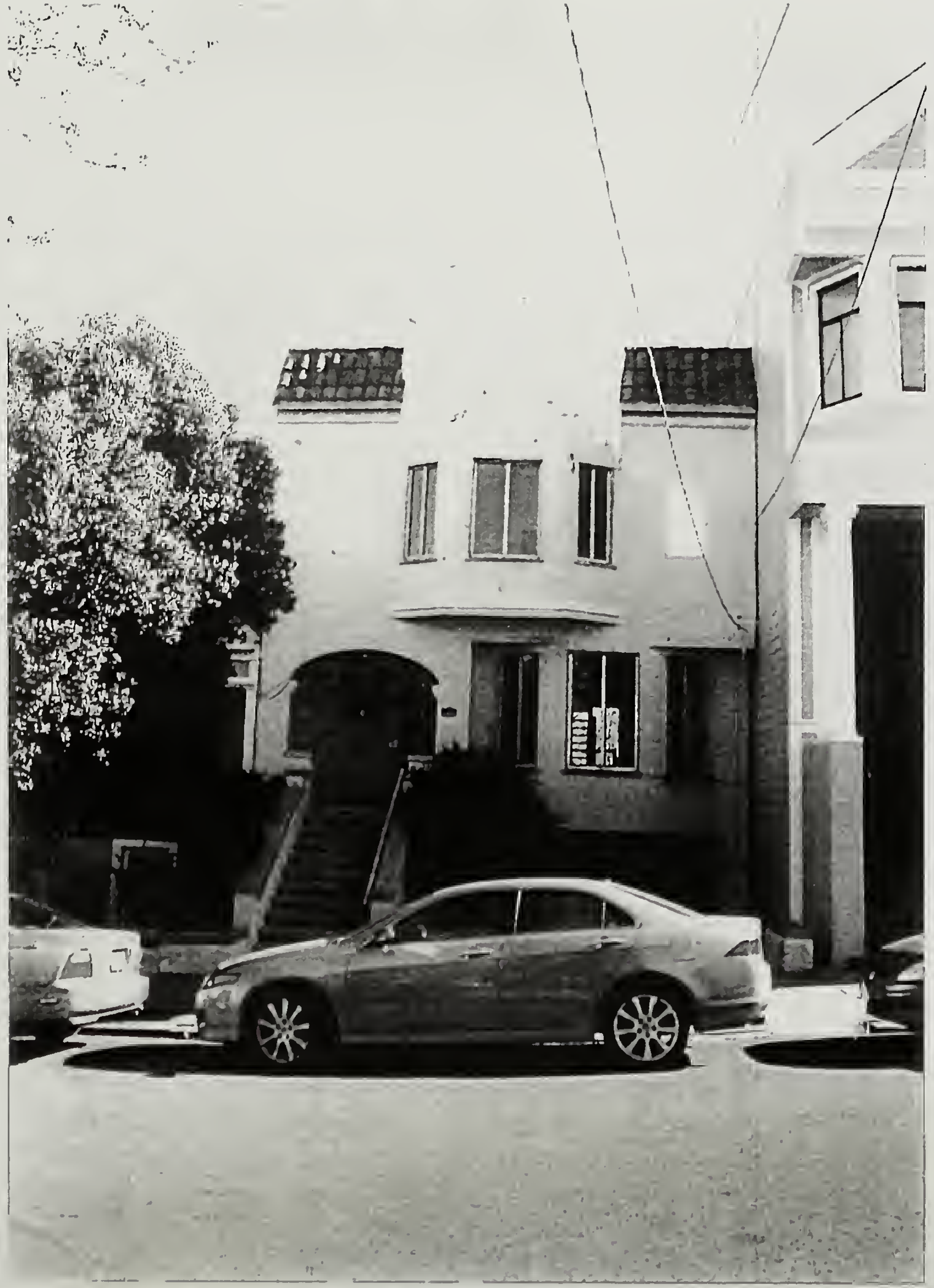
Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**



Front View

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	2010.0043E
Project Address:	**490 South Van Ness Avenue**
Zoning:	UMU (Urban Mixed-Use) Zoning District 68-X Height and Bulk District
Block/Lot:	3553/008
Lot Size:	14,250 square feet
Plan Area:	Eastern Neighborhoods Area Plan
Project Sponsor:	Warner Schmalz; Forum Design; (415) 252-7063; w.schmalz@forumdesign.com
Staff Contact:	Melinda Hue; (415) 575-9041; Melinda.Hue@sfgov.org

/24/14

PROJECT DESCRIPTION:

The project site is located on the northwest corner of South Van Ness Avenue and 16th Street in the Mission neighborhood. The project site is located on the block bordered by Capp Street, Adair Street, South Van Ness Avenue, and 16th Street. The approximately 14,250-square-foot (sf) project site currently has a 1,618-sf one-story vacant building that was previously used for auto service and two canopies associated with the previous auto-related uses. There are four existing billboards on the project site and temporary fencing currently exists around the perimeter of the project site.

(Continued on next page.)

EXEMPT STATUS:

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

GOVERNMENT
DOCUMENTS DEPT

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REMARKS:

(See next page.)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

June 24, 2014

SARAH B. JONES
Environmental Review Officer

Date

cc:

Warner Schmalz, Project Sponsor	Virna Byrd, M.D.F.
Rich Sucre, Current Planner and Preservation Planner	Exclusion/Exemption Dist. List
Supervisor David Campos, District 9 (via Clerk of the Board)	Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

The project site during its previous use as a gas station/auto-repair business was, in its entirety, covered by structures and paving. Excavation for the purposes of project-site remediation occurred between January and March 2012 in accordance with a Department of Public Health (DPH) approved Corrective Action Plan. Thus the project site, other than beneath the on-site building, the two canopies and billboard appurtenances, was excavated and is now surface soil that was restored to grade level.

The proposed project would involve demolition of the existing building, canopies, and billboards on the project site and construction of new development on-site. The proposed building would be seven stories over a one-level basement (15 feet in depth) and approximately 68-foot-tall (excluding the parapet, roof-top elevator/stair/mechanical penthouse and roof-top open metal trellis), as measured from the top of curb at the midpoint of the property line along South Van Ness Avenue up to the structural roof. The proposed building would include a four-foot-tall parapet and an approximately nine-foot-tall roof-top elevator/stair/mechanical penthouse and roof-top open metal trellis above the structural roof. The building height, as measured from the top of the curb to the roof-top elevator/stair/mechanical penthouse and trellis, would be approximately 77 feet. The proposed building's average floor-to-floor height would be approximately nine-and-a-half feet with the exception of the ground floor commercial space at the corner of 16th Street and South Van Ness Avenue, which would be approximately 20 feet tall.

The proposed project would include the construction of a 91,780-sf building containing 72 dwelling units, 1,123-sf of commercial area, and 48 parking spaces. The ground floor of the proposed building would include 1,123-sf of commercial area located at the corner of 16th Street and South Van Ness Avenue and five dwelling units located along 16th Street, South Van Ness Avenue and Adair Street. The five ground-floor dwelling units are proposed as flexible units per Planning Code Section 329(d)(10), which would allow these ground-floor dwelling units to have either residential only or residential with accessory commercial uses.

The ground floor of the proposed building would also include six parking spaces in a parking garage that would be accessed from a 12-foot-wide curb cut off of Adair Street. The parking garage would also include 42 parking spaces (32 mechanical lift spaces and 10 surface spaces) in the basement. The proposed project would involve excavation of up to approximately 15 feet below ground surface (bgs) to accommodate the one-level basement and building foundation beneath the entire project site. To accommodate the mechanical parking lifts in a portion of the basement, an additional seven feet of excavation would be required, resulting in a total excavation depth of approximately 22 feet bgs for approximately 17 percent of the project site. Approximately 9,780 cubic yards of soil would be excavated from the project with the proposed development.

In accordance with Planning Code Section 155.2, a total of 99 bicycle parking spaces would be provided as part of the project, with 83 Class 1 bicycle parking spaces located at the basement level and 16 Class 2 bicycle parking spaces located on the sidewalk along 16th Street, South Van Ness Avenue, and Adair Street. The proposed project would also include common open spaces, including a 2,097-sf outdoor deck on the second floor and a 6,025-sf roof deck.

Project Approval

The project would require Large Project Authorization per Section 329 of the Planning Code. Approval of the Section 329 application by the Planning Commission would constitute the Approval Action date. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

CEQA Guidelines Section 15183 provides an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR; and d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects for the 490 South Van Ness Avenue project described above, and incorporates by reference information contained within the programmatic Eastern Neighborhoods Rezoning and Area Plans Final EIR (Eastern Neighborhoods PEIR) (Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048), which is the underlying EIR for the proposed project. Project-specific studies summarized in this determination were prepared for the proposed project to determine if there would be any additional potentially significant impacts attributable to (i.e., "peculiar" to) the proposed project.

This determination assesses the proposed project's potential to cause environmental impacts and concludes that the proposed project would not result in new, significant environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods PEIR. This determination does not identify new or additional information that would alter the conclusions of the PEIR. In addition, this determination identifies mitigation measures contained in the Eastern Neighborhoods PEIR that would be applicable to the proposed project. Relevant information pertaining to prior environmental review conducted for the Eastern Neighborhoods PEIR as well as an evaluation of potential environmental effects are provided in the Community Plan Exemption (CPE) Checklist for the proposed project.[1]

BACKGROUND:

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods Rezoning and Area Plans (Eastern Neighborhoods Area Plans) was adopted in December 2008. The Eastern Neighborhoods Area Plans was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses. The Eastern Neighborhoods Area Plans also included changes to existing height and bulk districts in some areas, including the project site at 490 South Van Ness Avenue.

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[1] The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2010.0043E.

During the Eastern Neighborhoods adoption phase, the Planning Commission held public hearings to consider the various aspects of the proposed area plans, and Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods PEIR by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.[2,3]

In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods Rezoning and Planning Code amendments. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

The Eastern Neighborhoods PEIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Area Plans, as well as the potential impacts under several proposed alternative scenarios. The Eastern Neighborhoods PEIR evaluated three rezoning alternatives, two community-proposed alternatives which focused largely on the Mission District, and a "No Project" alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the Eastern Neighborhoods PEIR.

A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially-zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods PEIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City's ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City's General Plan.

As a result of the Eastern Neighborhoods rezoning process, the project site has been rezoned to UMU (Urban Mixed Use) District. The UMU District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further in CPE Checklist, under Land Use. The 490 South Van Ness Avenue project site, which is located in the Mission area of the Eastern Neighborhoods, was designated as a site with building up to 68-X feet in height.

Individual projects that could occur in the future under the Eastern Neighborhoods Area Plans will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether

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[2] San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: http://www.sf-planning.org/index.aspx?page=1893, accessed August 17, 2012.

[3] San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268, accessed August 17, 2012.

additional environmental review would be required. This determination concludes that the proposed project at 490 South Van Ness Avenue is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 490 South Van Ness Avenue project, and identified the mitigation measures applicable to the proposed 490 South Van Ness Avenue project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.[4,5] Therefore, no further CEQA evaluation for the proposed 490 South Van Ness Avenue project is required. In sum, the Eastern Neighborhoods PEIR and this Certificate of Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING:

The project site, which is located on the northwest corner of South Van Ness Avenue and 16th Street, is in the Mission neighborhood approximately three blocks south of Highway 101 and approximately two blocks east of the 16th Street BART Station. The immediate area around the project site is characterized by a mix of uses. To the west, adjacent to the project site, is the Redstone Building which includes office and ground-floor retail uses. The project site is also adjacent to residential uses, some accompanied by ground floor commercial uses. To the east are auto related uses, with a Hyundai car dealership located on the northeast corner of South Van Ness Avenue and 16th Street and a gas station is located on the southeast corner of the same intersection.

POTENTIAL ENVIRONMENTAL EFFECTS:

The Eastern Neighborhoods PEIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods Area Plans. The proposed 490 South Van Ness Avenue project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods. Thus, the project analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 490 South Van Ness Avenue project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. The proposed change of the approximately 14,250-sf project site from the previous PDR use (auto service) to residential and commercial uses represents a small part of the loss of PDR space analyzed in the Eastern Neighborhoods PEIR and would not result in a cumulatively considerable contribution to the significant and unavoidable cumulative land use impact related to the loss of PDR use identified in the

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[4] Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 490 South Van Ness Avenue, February 24, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2010.0043E.

[5] Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 490 South Van Ness Avenue, May 13, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2010.0043E.

Eastern Neighborhoods PEIR. In regards to significant and unavoidable transportation impacts related to traffic and transit, project-generated vehicle and transit trips would not contribute considerably to significant and unavoidable cumulative traffic and transit impacts and would not be a substantial portion of the overall additional traffic and transit volume anticipated to be generated by Plan Area projects. The proposed project would not contribute to significant and unavoidable historic architectural resources impacts since the proposed project would not involve the demolition of a historic resource and would not cause a significant adverse impact upon any nearby adjacent historic resources. The proposed project would not contribute to significant and unavoidable shadow impacts since the proposed project would not result in shadows on any nearby parks.

The Eastern Neighborhoods PEIR identified feasible mitigation measures to address significant impacts related to: Noise (F-1, F-2, F-3, F-4, F-5, and F-6), Air Quality (G-1, G-2, G-3, and G-4), Archeological Resources (J-1, J-2, and J-3), Historical Resources (K-1, K-2, and K-3), Hazardous Materials (L-1), and Transportation (E-1, E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10, and E-11).

As analyzed and discussed in the CPE Checklist, the following mitigation measures identified in the Eastern Neighborhoods PEIR do not apply to the proposed project. PEIR Mitigation Measure E-1 Traffic Signal Installation would not apply because the proposed project is not in proximity to the intersections identified in the PEIR Mitigation Measure E-1 Traffic Signal Installation. PEIR Mitigation Measure E-2 Intelligent Traffic Management; Mitigation Measure E-3 Enhanced Funding; Mitigation Measure E-4 Intelligent Traffic Management; Mitigation Measure E-5 Enhanced Transit Funding; Mitigation Measure E-6 Transit Corridor Improvements; Mitigation Measure E-7 Transit Accessibility; Mitigation Measure E-8 Muni Storage and Maintenance; Mitigation Measure E-9 Rider Improvements; Mitigation Measure E-10 Transit Enhancement; and Mitigation Measure E-11 Transportation Demand Management would not apply to the proposed project because they call for improvements and programs that are associated with the implementation of the overall Eastern Neighborhoods Area Plans rather than a specific development project.

PEIR Mitigation Measure F-1 Construction Noise would not apply to the proposed project as project construction would not involve pile driving and Mitigation Measure F-2 Construction Noise has been superseded by the Noise Ordinance. PEIR Mitigation Measure F-3 Interior Noise Levels would not apply because the proposed project would be subject to Title 24 of the California Code of Regulations. PEIR Mitigation Measure F-5 Siting of Noise-Generating Uses would not apply as the proposed project would consist mainly of residential uses, which is not considered a noise-generating use.

PEIR Mitigation Measure G-1 Construction Air Quality has been superseded by the Construction Dust Control Ordinance and Mitigation Measure G-2 Air Quality for Sensitive Land Uses is not applicable to the proposed project because the project site is not located within an Air Pollutant Exposure Zone. PEIR Mitigation Measure G-3 Siting of Uses that Emit DPM and Mitigation Measure G-4 Siting of Uses that Emit Other TACs are not applicable to the proposed project as it would not include a use that would emit diesel particulate matter or other toxic air contaminants.

PEIR Mitigation Measures J-1 Properties with Previous Studies and J-2 Properties with No Previous Studies are not applicable to the proposed project since the project site is located within the Mission Dolores Archeological District. PEIR Mitigation Measure K-1 Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area, Mitigation Measure K-2 Amendments to Article 10 of the Planning

Code Pertaining to Vertical Additions in the South End Historic District (East SoMa), and Mitigation Measure K-3 Amendments to Article 10 of the Planning Code Pertaining to Alternations and Infill Development in the Dogpatch Historic District (Central Waterfront) are not applicable to the proposed project since it does not involve the alteration or demolition of a historic resource.

As discussed in the CPE Checklist, Eastern Neighborhoods PEIR Mitigation Measure F-4 Siting of Noise-Sensitive Uses, Mitigation Measure F-6 Open Space in Noisy Environments, Mitigation Measure J-3 Mission Dolores Archeological District, and Mitigation Measure L-1 Hazardous Building Materials were determined to apply to the proposed project for the following reasons. The project site is located along streets with noise levels above 60 dBA (Ldn) so Mitigation Measures F-4 Siting of Noise-Sensitive Uses and F-6 Open Space in Noisy Environments, addressing interior noise levels, siting of noise-sensitive uses, and open space in noisy environments are applicable. Since the project site is located in the Mission Dolores Archeological District and the project would require excavation for a sub-grade garage, Mitigation Measure J-3 Mission Dolores Archeological District is applicable. Also, the project would involve the demolition of an existing structure, so Mitigation Measure L-1 Hazardous Building Materials addressing the removal of hazardous building materials is applicable.

With implementation of these mitigation measures the proposed project would not result in significant impacts beyond those analyzed in the PEIR. In addition the project sponsor has agreed to implement Project Improvement Measure 1 Construction Emissions Minimization addressing construction-related air quality impacts. Please see the CPE Checklist for the complete text of the applicable mitigation measures and improvement measure.[6]

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on October 8, 2010 and January 6, 2014 to adjacent occupants and owners of properties within 300 feet of the project site. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis. Comments received included concerns regarding the following: project-related construction impacts (noise and air quality); transportation impacts (traffic, transit capacity, pedestrian safety); hazardous materials at the project site; impacts on potential archeological resources at the project site; impacts of the project on the adjacent historic Redstone Building; shadow and wind impacts resulting from the project; and project impacts on public services such as police services. The proposed project would not result in significant and unavoidable environmental impacts (i.e. impacts that are not mitigable) associated with the environmental issues identified by the public.

Conclusion

The Eastern Neighborhoods PEIR incorporated and adequately addressed all potential impacts of the proposed 490 South Van Ness Avenue project. As described above, the proposed 490 South Van Ness Avenue project would not have any project-specific significant adverse effects that are peculiar to the project or its site that were not examined in the Eastern Neighborhoods PEIR, nor has any new or additional information come to light that would alter the conclusions of the Eastern Neighborhoods PEIR. Thus, the proposed project would not have any new significant impacts, either individually or cumulatively, on the environment not previously identified in the Eastern Neighborhoods PEIR, nor would any environmental impacts be substantially greater than described in the Eastern Neighborhoods PEIR. Therefore, the proposed project is exempt from further environmental review pursuant to Section 21083.3 of CEQA and Section 15183 of the CEQA Guidelines.

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[6] Please refer the CPE Checklist for a complete discussion and full text of mitigation and improvement measures applicable to the proposed project.

SAN FRANCISCO
PLANNING DEPARTMENT

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Community Plan Exemption Checklist

Case No.:	**2010.0043E**
Project Address:	**490 South Van Ness Avenue**
Zoning:	UMU (Urban Mixed-Use) Zoning District 68-X Height and Bulk District
Block/Lot:	3553/008
Lot Size:	14,250 square feet
Plan Area:	Eastern Neighborhoods Area Plan (Mission subarea)
Project Sponsor:	Warner Schmalz; Forum Design; (415) 252-7063; w.schmalz@forumdesign.com
Staff Contact:	Melinda Hue; (415) 575-9041; Melinda.Hue@sfgov.org

PROJECT DESCRIPTION:

The project site is located on the northwest corner of South Van Ness Avenue and 16th Street in the Mission neighborhood. The project site is located on the block bordered by Capp Street, Adair Street, South Van Ness Avenue, and 16th Street. The approximately 14,250-square-foot (sf) project site currently has a 1,618-sf one-story vacant building that was previously used for auto service and two canopies associated with the previous auto-related uses. There are four existing billboards on the project site and temporary fencing currently exists around the perimeter of the project site.

The project site during its previous use as a gas station/auto-repair business was, in its entirety, covered by structures and paving. Excavation for the purposes of project-site remediation occurred between January and March 2012 in accordance with a Department of Public Health (DPH) approved Corrective Action Plan. Thus the project site, other than beneath the on-site building, the two canopies and billboard appurtenances, was excavated and is now surface soil that was restored to grade level.

The proposed project would involve demolition of the existing building, canopies, and billboards on the project site and construction of new development on-site. The proposed building would be seven stories over a one-level basement (15 feet in depth) and approximately 68-foot-tall (excluding the parapet, roof-top elevator/stair/mechanical penthouse and roof-top open metal trellis), as measured from the top of curb at the midpoint of the property line along South Van Ness Avenue up to the structural roof. The proposed building would include a four-foot-tall parapet and an approximately nine-foot-tall roof-top elevator/stair/mechanical penthouse and roof-top open metal trellis above the structural roof. The building height, as measured from the top of the curb to the roof-top elevator/stair/mechanical penthouse and trellis, would be approximately 77 feet. The proposed building's average floor-to-floor height would be approximately nine-and-a-half feet with the exception of the ground floor commercial space at the corner of 16th Street and South Van Ness Avenue, which would be approximately 20 feet tall.

The proposed project would include the construction of a 91,780-sf building containing 72 dwelling units (29 one-bedroom and 43 two-bedroom units), 1,123-sf of commercial area, and 48 parking spaces. The ground floor of the proposed building would include 1,123-sf of commercial area located at the corner of 16th Street and South Van Ness Avenue and five dwelling units located along 16th Street, South Van Ness Avenue and Adair Street. The five ground-floor dwelling units are proposed as flexible units per Planning Code Section 329(d)(10), which would allow these ground-floor dwelling units to have either residential only or residential with accessory commercial uses.

The ground floor of the proposed building would also include six parking spaces in a parking garage that would be accessed from a 12-foot-wide curb cut off of Adair Street. The parking garage would also include 42 parking spaces (32 mechanical lift spaces and 10 surface spaces) in the basement. The proposed project would involve excavation of up to approximately 15 feet below ground surface (bgs) to accommodate the one-level basement and building foundation beneath the entire project site. To accommodate the mechanical parking lifts in a portion of the basement, an additional seven feet of excavation would be required, resulting in a total excavation depth of approximately 22 feet bgs for approximately 17 percent of the project site. Approximately 9,780 cubic yards of soil would be excavated from the project with the proposed development.

In accordance with Planning Code Section 155.2, a total of 99 bicycle parking spaces would be provided as part of the project, with 83 Class 1 bicycle parking spaces located at the basement level and 16 Class 2 bicycle parking spaces located on the sidewalk along 16th Street, South Van Ness Avenue, and Adair Street. The proposed project would also include common open spaces, including a 2,097-sf outdoor deck on the second floor and a 6,025-sf roof deck.

Project Approval

The project would require Large Project Authorization per Section 329 of the Planning Code. Approval of the Section 329 application by the Planning Commission would constitute the Approval Action date. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

EVALUATION OF ENVIRONMENTAL EFFECTS:

This Community Plan Exemption (CPE) Checklist examines the potential environmental impacts that would result from implementation of the proposed project and indicates whether such impacts are addressed the programmatic Eastern Neighborhoods Rezoning and Area Plans Final EIR (Eastern Neighborhoods PEIR) (Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048).[1] Items checked "Project-Specific Significant Impact Not Identified in PEIR" identify topics for which the proposed project would result in a significant impact that is specific to the project, i.e., the impact is not identified as significant in the Eastern Neighborhoods PEIR. Any impacts not identified in the Eastern Neighborhoods PEIR are addressed in the CPE Checklist below.

Items checked "Significant Unavoidable Impact Identified in PEIR" identify topics for which a significant impact is identified in the Eastern Neighborhoods PEIR. In such cases, the analysis considers whether the proposed project would result in impacts that would contribute to the significant impact identified in the

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[1] San Francisco Planning Department, Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: http://www.sf-planning.org/index.aspx?page=1893, accessed August 17, 2012.

Eastern Neighborhoods PEIR. Mitigation measures identified in the Eastern Neighborhoods PEIR are discussed under each topic area, and mitigation measures that are applicable to the proposed project are identified on pp. 50-57.

For any topic that was found to result in less-than-significant (LTS) impacts in the PEIR and for the proposed project, or would have no impacts, the topic is marked "No Significant Impact (Project or PEIR)" and is discussed briefly in the CPE Checklist below.

AESTHETICS AND PARKING IMPACTS FOR TRANSIT PRIORITY INFILL DEVELOPMENT

Public Resources Code Section 21099(d), effective January 1, 2014, provides that, "aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment." Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

a) The project is in a transit priority area;

b) The project is on an infill site; and

c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this checklist does not consider aesthetics or parking in determining the significance of project impacts under CEQA.[2]

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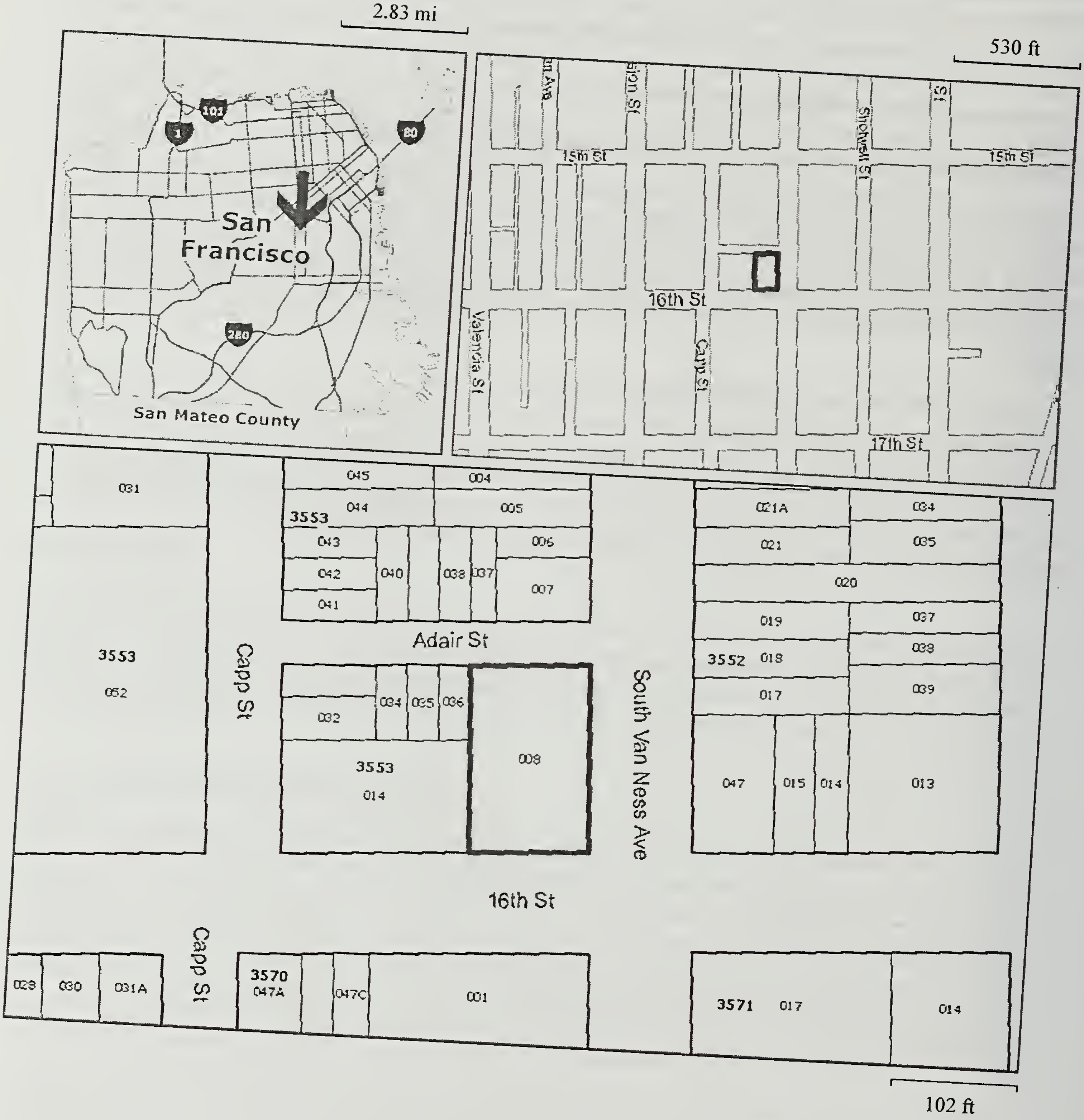
[2] San Francisco Planning Department. Transit-Oriented Infill Project Eligibility Checklist for 490 South Van Ness Avenue, February 19, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2010.0043E.

Figure 1: Project Site


2.83 mi
101
1
80
San Francisco
280
San Mateo County
530 ft
15th St
15th St
Shotwell St
16th St
Valencia St
Capp St
17th St
031
045
004
044
005
3553
043
006
042
040
038
037
007
041
3553
052
Capp St
Adair St
032
034
035
036
3553
014
008
South Van Ness Ave
021A
034
021
035
020
019
037
038
3552
018
017
039
047
015
014
013
16th St
Capp St
028
030
031A
3570
047A
047C
001
3571
017
014
102 ft

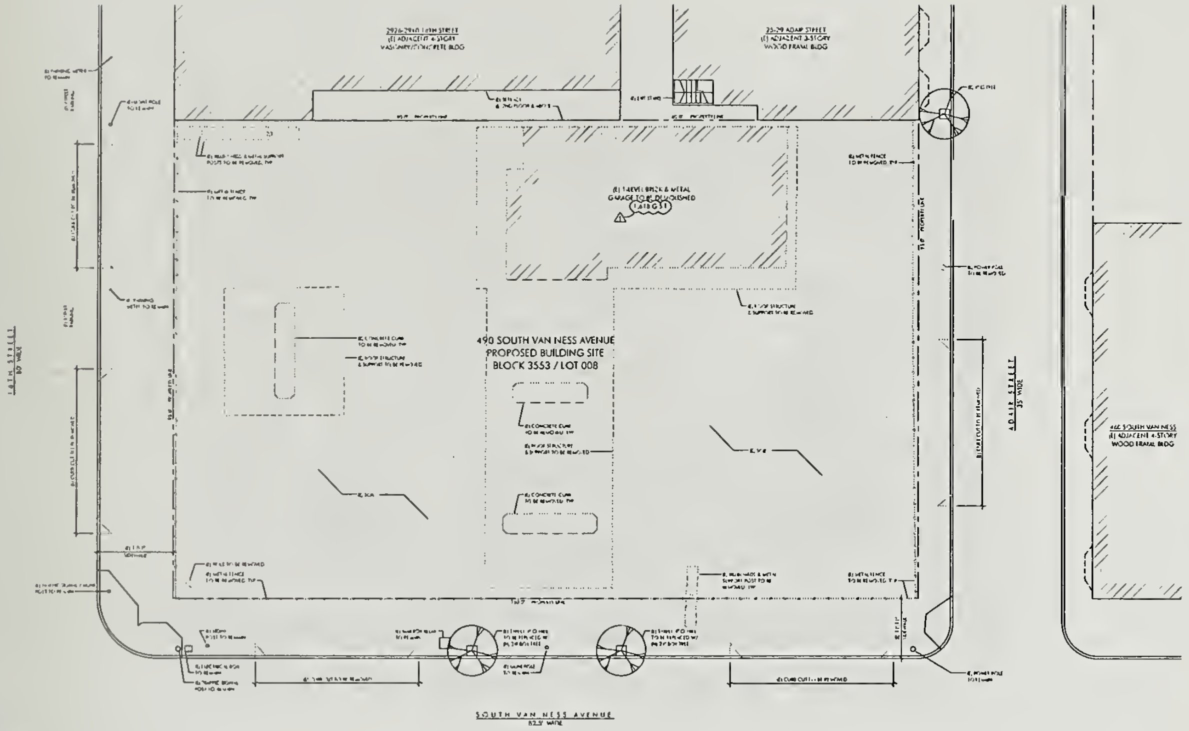

2926-2940 16TH STREET
(E) ADJACENT 4-STORY
MASONRY/CONCRETE BLDG
25-29 ADAIR STREET
(E) ADJACENT 3-STORY
WOOD FRAME BLDG
(E) 1-LEVEL BRICK & METAL
GARAGE TO BE DEMOLISHED
490 SOUTH VAN NESS AVENUE
PROPOSED BUILDING SITE
BLOCK 3553 / LOT 008
16TH STREET
80' WIDE
ADAIR STREET
35' WIDE
460 SOUTH VAN NESS
(E) ADJACENT 4-STORY
WOOD FRAME BLDG
SOUTH VAN NESS AVENUE
82.5' WIDE

Figure 2: Existing Site Plan

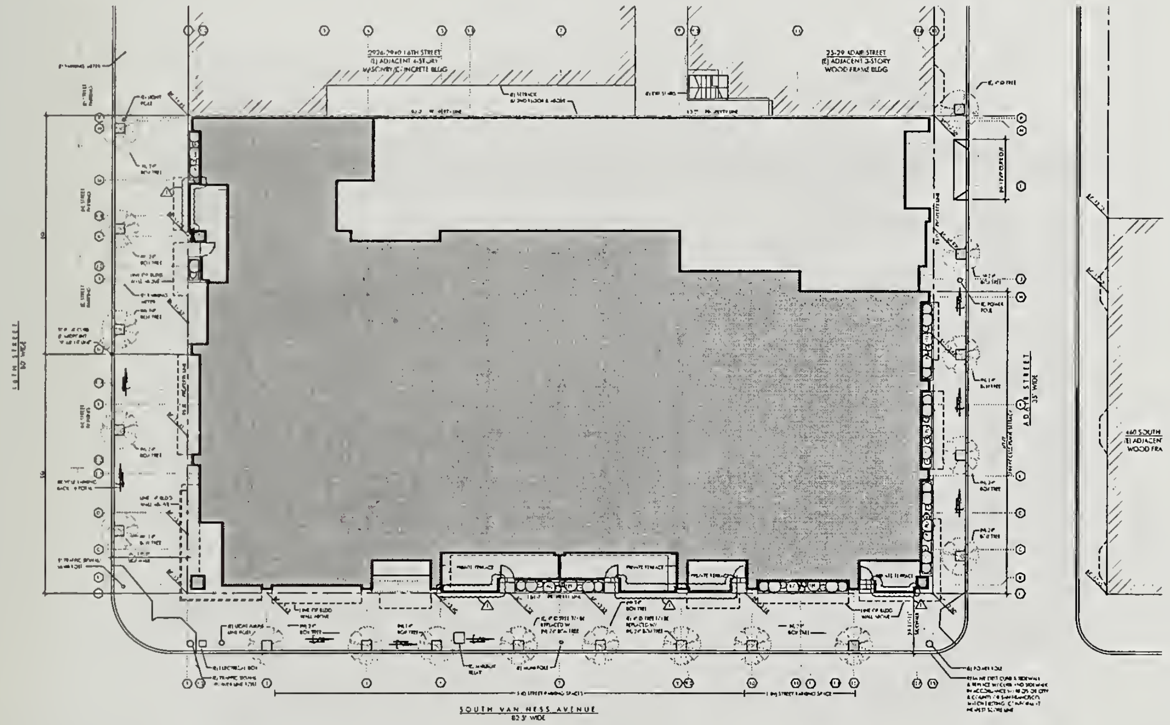

2926-2940 16TH STREET
(E) ADJACENT 4-STORY
MASONRY/CONCRETE BLDG
25-29 ADAIR STREET
(E) ADJACENT 3-STORY
WOOD FRAME BLDG
16TH STREET
80' WIDE
ADAIR STREET
35' WIDE
460 SOUTH
(E) ADJACENT
WOOD FRA
SOUTH VAN NESS AVENUE
82.5' WIDE

Figure 3: Proposed Site Plan

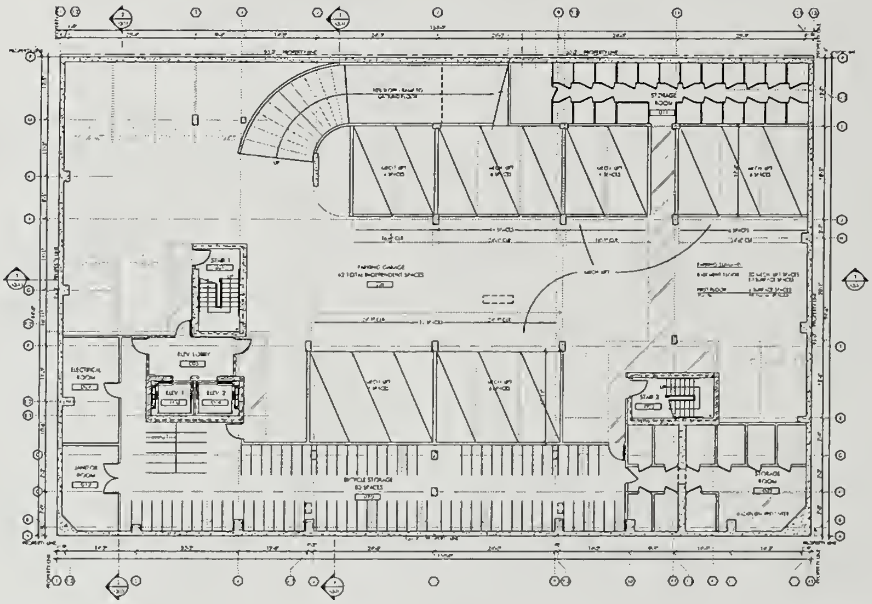


Figure 4: Basement Floor Plan

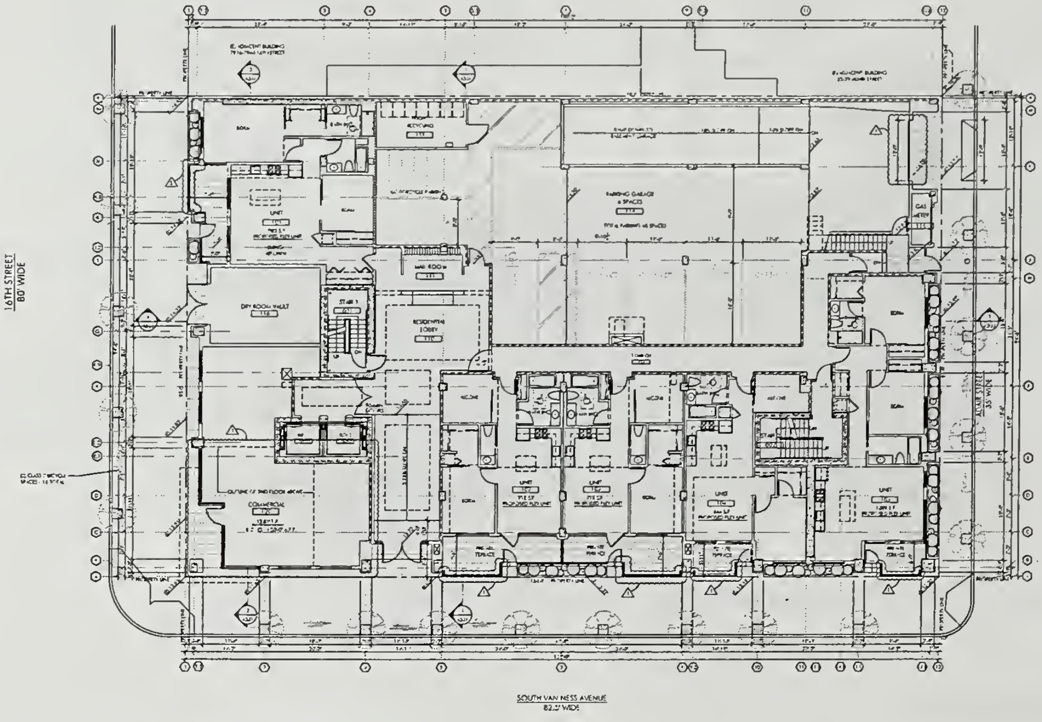

16TH STREET
80' WIDE
ADAIR STREET
35' WIDE
SOUTH VAN NESS AVENUE
82.5' WIDE

Figure 5: Ground Floor Plan

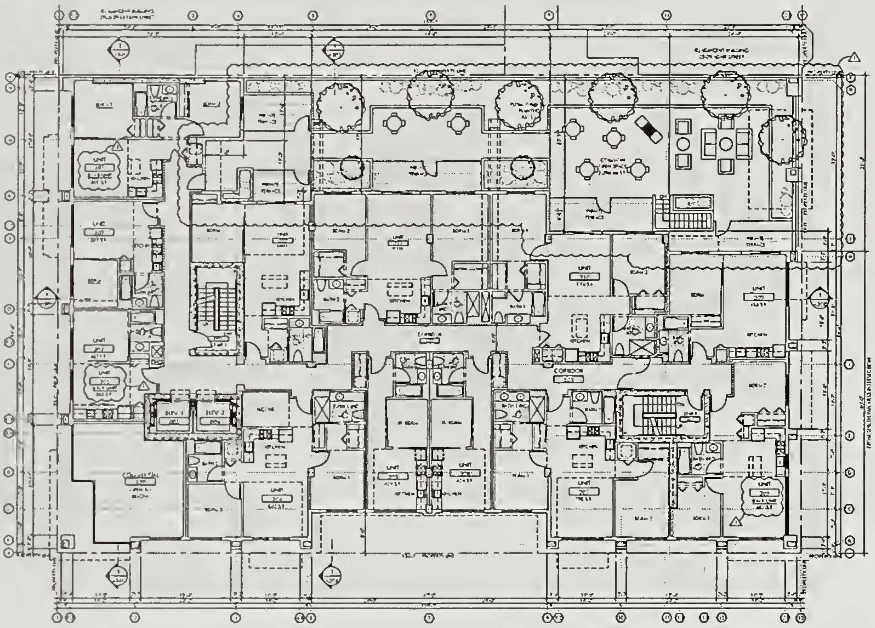


Figure 6: Second Floor Plan

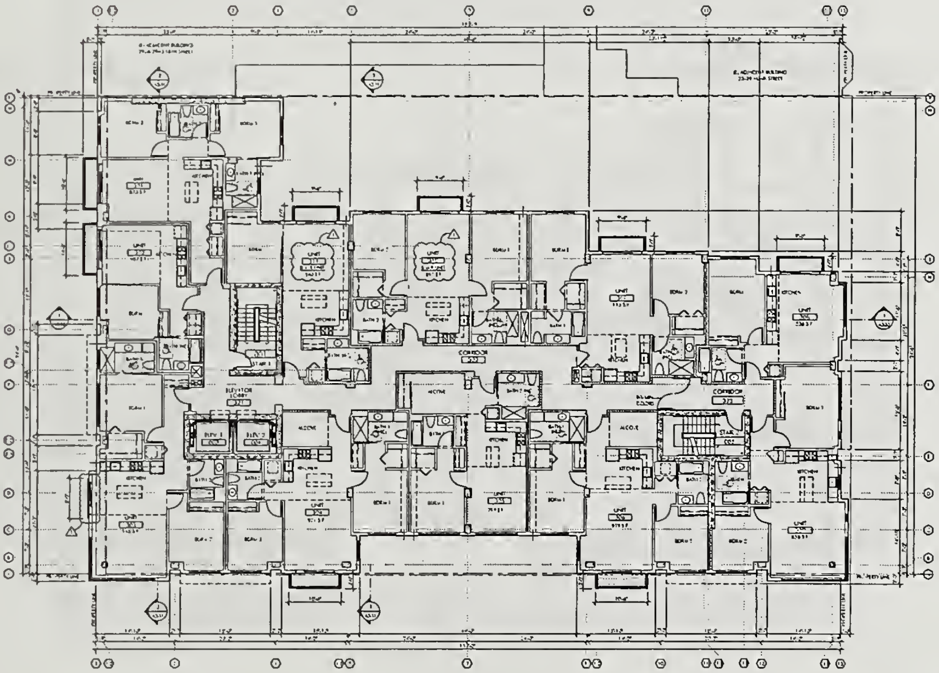


Figure 7: Third Floor Plan

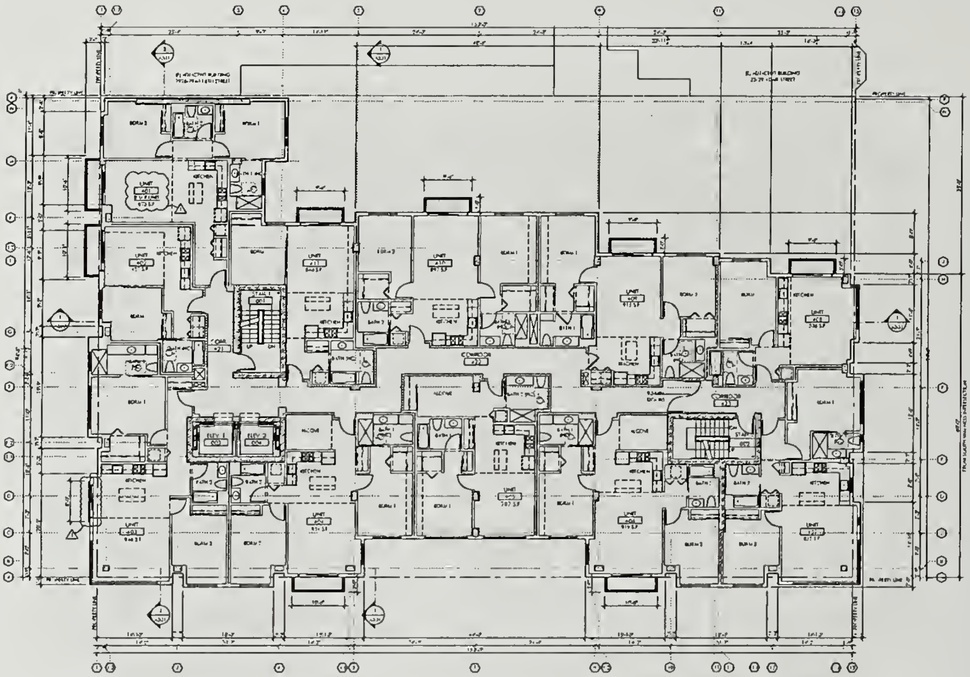


Figure 8: Fourth Floor Plan

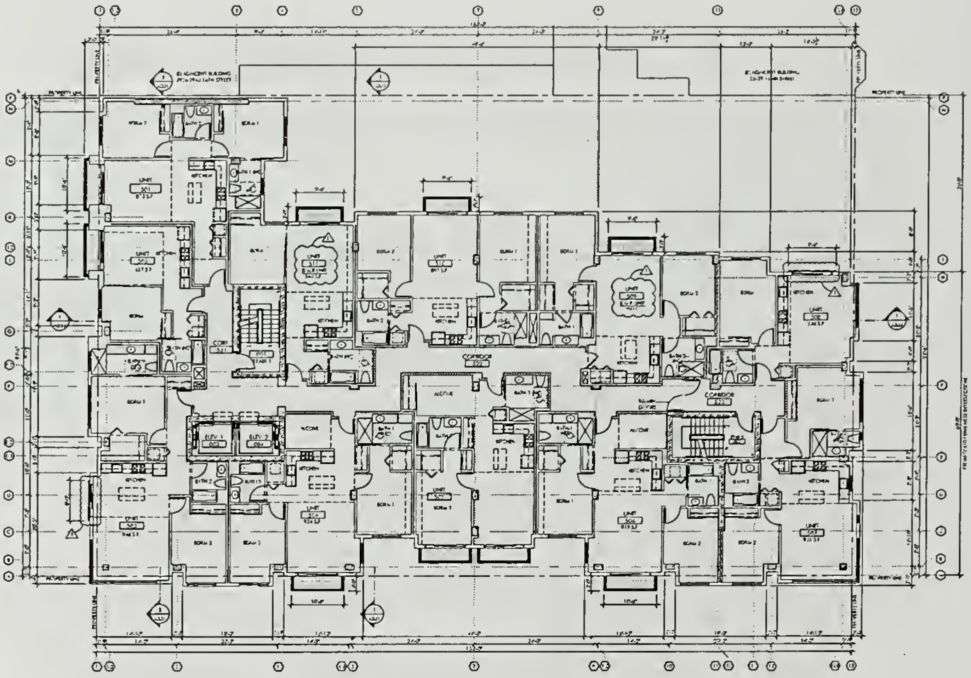


Figure 9: Fifth Floor Plan

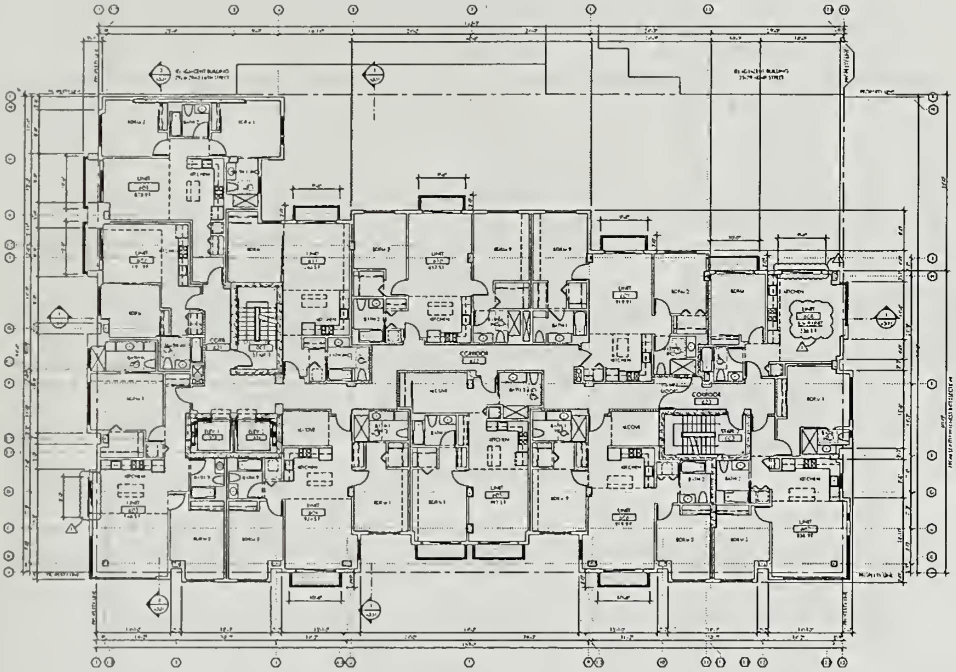


Figure 10: Sixth Floor Plan

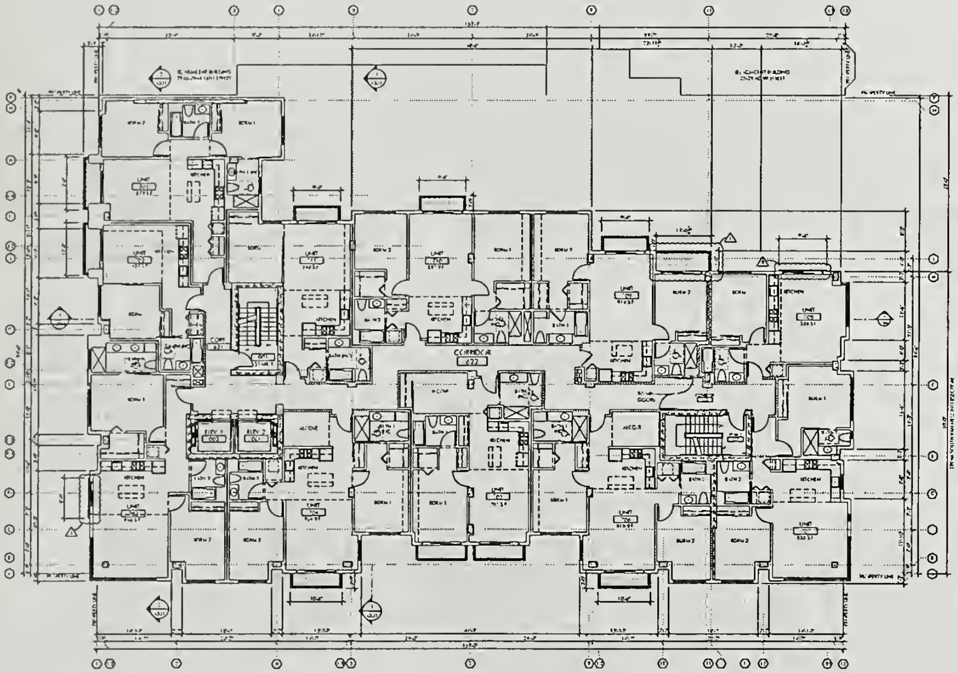


Figure 11: Seventh Floor Plan

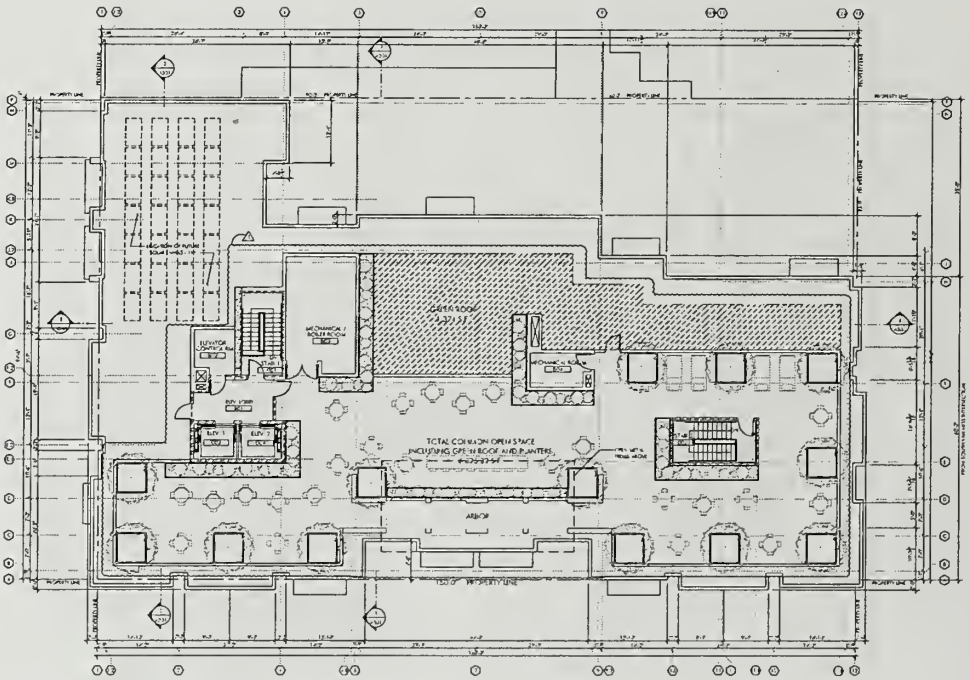

GREEN ROOF
MECHANICAL / BOILER ROOM
ELEVATOR CONTROL RM
STAIR 1
ELEV LOBBY
ELEV 1
ELEV 2
MECHANICAL ROOM
STAIR
TOTAL COMMON OPEN SPACE INCLUDING GREEN ROOF AND PLANTERS
ARBOR
PROPERTY LINE

Figure 12: Roof Plan

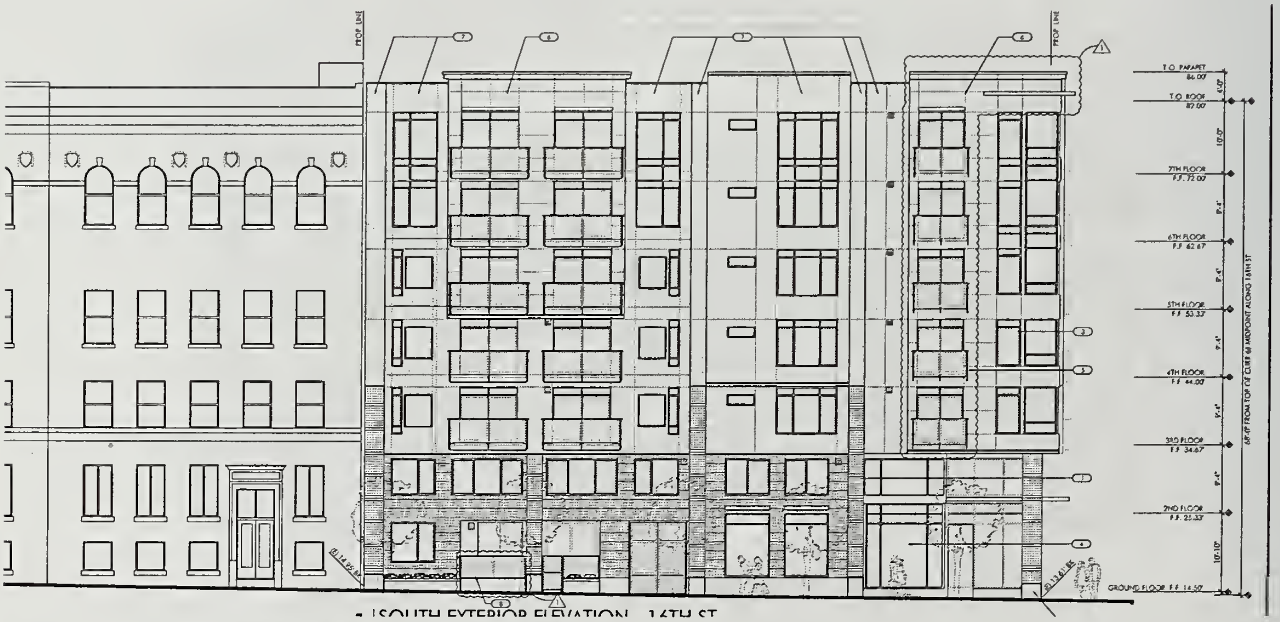

PROP LINE
T.O. PARAPET
84.00'
T.O. ROOF
82.00'
4'-0"
10'-0"
7TH FLOOR
F.F. 72.00'
9'-4"
6TH FLOOR
F.F. 62.67
5TH FLOOR
F.F. 53.33
4TH FLOOR
F.F. 44.00'
3RD FLOOR
F.F. 34.67
2ND FLOOR
F.F. 25.33
10'-10"
GROUND FLOOR F.F. 14.50'
68'-0" FROM TOP OF CURB @ MIDPOINT ALONG 16TH ST
SOUTH EXTERIOR ELEVATION - 16TH ST

Figure 13: South Exterior Elevation - 16th Street

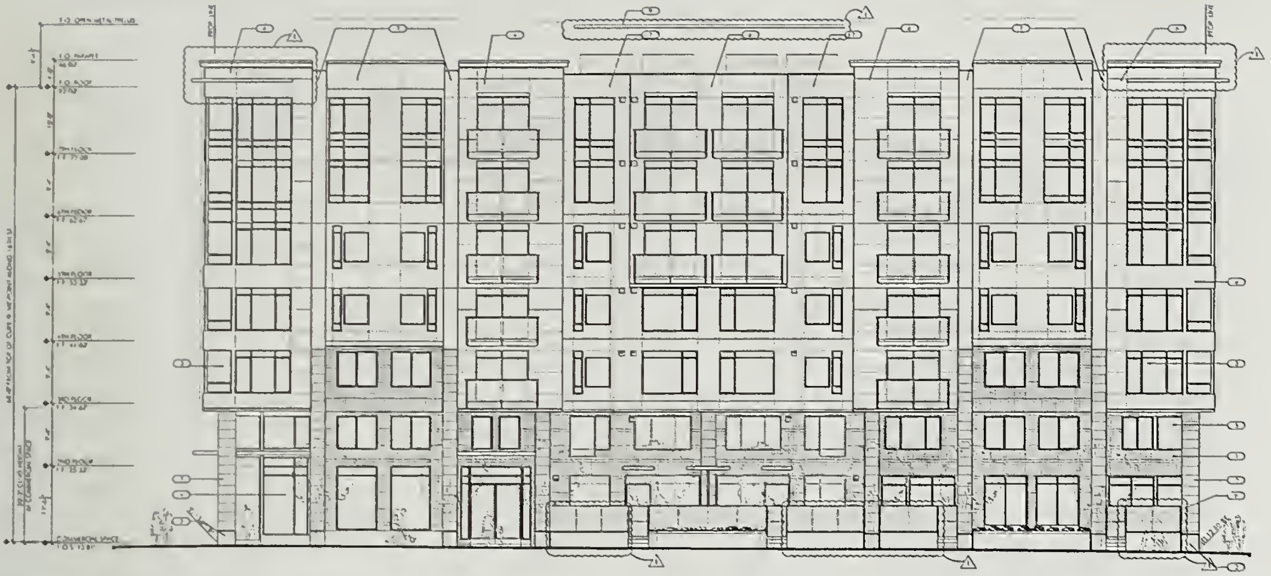


Figure 14: East Exterior Elevation - S. Van Ness Ave

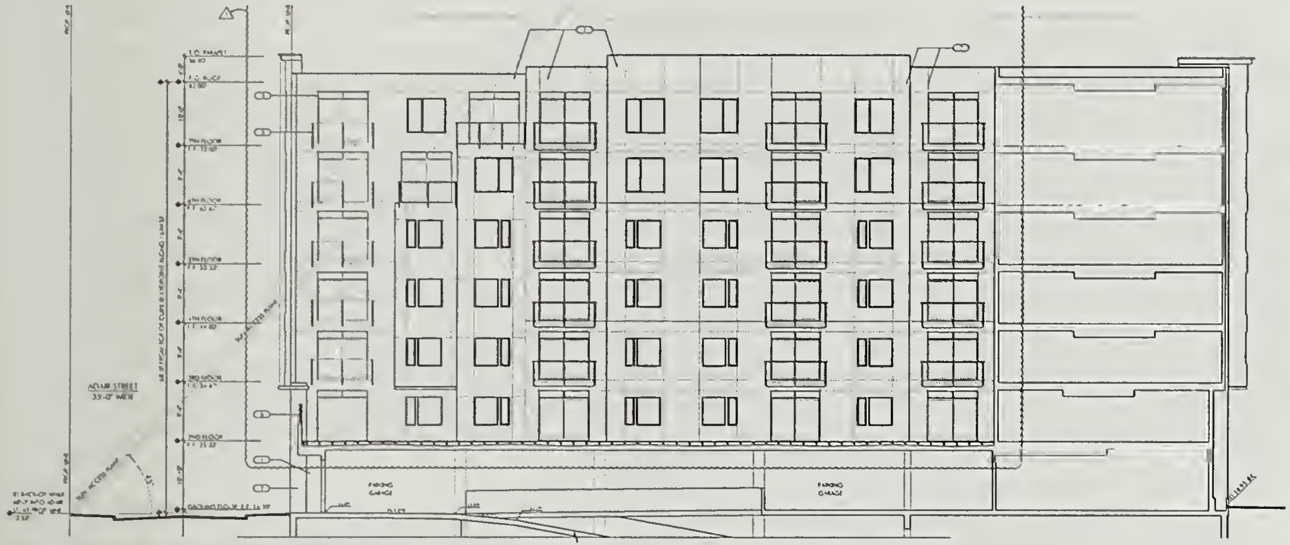

ADAIR STREET
35'-0" WIDE
PARKING GARAGE
PARKING GARAGE

Figure 15: West Exterior Elevation

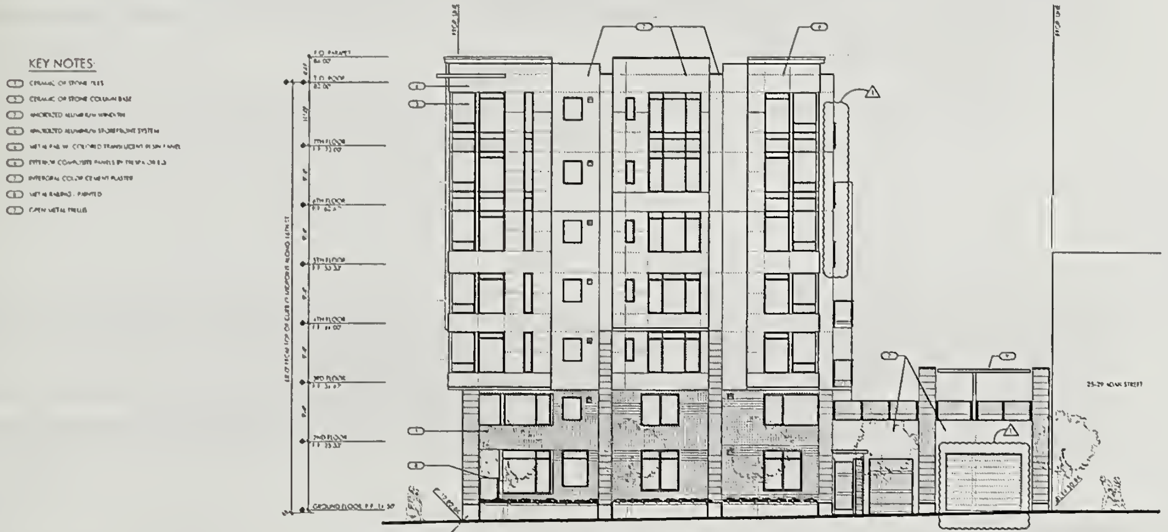

KEY NOTES:
CERAMIC OR STONE TILES
CERAMIC OR STONE COLUMN BASE
ANODIZED ALUMINUM WINDOW
ANODIZED ALUMINUM STOREFRONT SYSTEM
METAL PANEL W/ COLORED TRANSLUCENT GLASS PANEL
EXTERIOR COMPOSITE PANELS BY [illegible]
INTEGRAL COLOR CEMENT PLASTER
METAL RAILINGS - PAINTED
OPEN METAL TRELLIS

Figure 16: North Exterior Elevation - Adair St.

Topics:	*Project-Specific Significant Impact Not Identified in PEIR*	*Significant Unavoidable Impact Identified in PEIR*	*Mitigation Identified in PEIR*	*PEIR Mitigation Applies to Project*	*PEIR Mitigation Does Not Apply to Project*	*No Significant Impact (Project or PEIR)*
1. **LAND USE AND LAND USE PLANNING—Would the project:**						
a) Physically divide an established community?	☐	☐	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☐	☐	☒
c) Have a substantial impact upon the existing character of the vicinity?	☐	☒	☒	☐	☒	☐

The Eastern Neighborhoods PEIR determined that adoption of the Eastern Neighborhoods Rezoning and Area Plans (Eastern Neighborhoods Area Plans) would result in a significant unavoidable impact on land use due to the cumulative loss of production, distribution, and repair (PDR) uses. The proposed project is not located in the Western South of Market (SoMa) subarea. The approximately 14,250-sf project site currently has a 1,618-sf one-story vacant building that was previously used for auto service and two canopies associated with the previous auto-related uses. The proposed change in use at the project site from PDR to residential and commercial represents a small part of the loss of PDR use analyzed in the Eastern Neighborhoods FEIR and would not result in a cumulatively considerable contribution to the significant and unavoidable cumulative land use impact related to the loss of PDR use identified in the Eastern Neighborhoods FEIR. Furthermore, the Citywide Planning and Neighborhood Planning Divisions of the Planning Department have determined that the proposed project is permitted in the UMU District and is consistent with the height, density, and land uses as specified in the Mission Subarea of the Eastern Neighborhoods Area Plans, maintaining the mixed character of the area by providing ground floor commercial space with residential units above.[3,4]

For these reasons, implementation of the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods PEIR related to land use and land use planning, and no mitigation measures are necessary.

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[3] Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 490 South Van Ness Avenue, February 24, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2010.0043E.

[4] Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 490 South Van Ness Avenue, May 13, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2010.0043E.

Topics:	Project-Specific Significant Impact Not Identified in PEIR	Significant Unavoidable Impact Identified in PEIR	Mitigation Identified in PEIR	PEIR Mitigation Applies to Project	PEIR Mitigation Does Not Apply to Project	No Significant Impact (Project or PEIR)
3. POPULATION AND HOUSING—Would the project:						
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☐	☐	☒
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	☐	☐	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐	☐	☒

One of the objectives of the Eastern Neighborhoods Area Plans is to identify appropriate locations for housing in the City's industrially zoned land to meet the citywide demand for additional housing. The Eastern Neighborhoods PEIR concluded that an increase in population in the Plan Area is expected to occur as a secondary effect of the proposed rezoning and that any population increase would not, in itself, result in adverse physical effects, but would serve to advance key City policy objectives, such as providing housing in appropriate locations next to Downtown and other employment generators and furthering the City's Transit First policies. It was anticipated that the rezoning would result in an increase in both housing development and population in the Plan Area. The Eastern Neighborhoods PEIR determined that the anticipated increase in population and density would not result in significant adverse physical effects on the environment. No mitigation measures were identified in the Eastern Neighborhoods PEIR.

The proposed project would result in 72 new dwelling units and 1,123 square feet of commercial area. These direct effects of the proposed project on population and housing are within the scope of the population growth anticipated under the Eastern Neighborhoods Area Plans and evaluated in the Eastern Neighborhoods PEIR.

For the above reasons, the proposed project would not result in significant impacts on population and housing that were not identified in the Eastern Neighborhoods PEIR.

Topics:	*Project-Specific Significant Impact Not Identified in PEIR*	*Significant Unavoidable Impact Identified in PEIR*	*Mitigation Identified in PEIR*	*PEIR Mitigation Applies to Project*	*PEIR Mitigation Does Not Apply to Project*	*No Significant Impact (Project or PEIR)*
4. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco *Planning Code*?	☐	☒	☒	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☒	☐	☐

Historic Architectural Resources

Pursuant to CEQA Guidelines Sections 15064.5(a)(1) and 15064.5(a)(2), historical resources are buildings or structures that are listed, or are eligible for listing, in the California Register of Historical Resources or are identified in a local register of historical resources, such as Articles 10 and 11 of the San Francisco Planning Code. The Eastern Neighborhoods PEIR determined that future development facilitated through the changes in use districts and height limits under the Eastern Neighborhoods Area Plans could have substantial adverse changes on the significance of both individual historical resources and on historical districts within the Plan Area. The Eastern Neighborhoods PEIR determined that approximately 32 percent of the known or potential historical resources in the Plan Area could potentially be affected under the preferred alternative. The Eastern Neighborhoods PEIR found this impact to be significant and unavoidable. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

The Planning Department has determined that the project site does not include any historic resources. Directly adjacent to the project site on the west is San Francisco Landmark No. 238 – the San Francisco Labor Temple (commonly known as the Redstone Building at 2926-2948 16th Street), which was constructed in 1914 and is significant as a headquarter and center of union activity. Although located adjacent to a San Francisco Landmark, the proposed project would not impair the integrity of this adjacent landmark because the project design would address the surrounding context. Specifically, the proposed project is located against the Redstone Building's secondary façade (facing South Van Ness Avenue), which is unadorned as compared with its highly ornamental 16th Street façade. Further, the overall scale and massing of the proposed project is in keeping with the adjacent Redstone Building. Therefore, the proposed project would not cause a significant adverse impact upon any nearby or adjacent historic resources.[5] As such, none of the Eastern Neighborhoods PEIR mitigation measures related to historic resources apply.

For these reasons, the proposed project would not result in significant impacts on historic architectural resources that were not identified in the Eastern Neighborhoods PEIR.

Archeological Resources

The Eastern Neighborhoods PEIR determined that implementation of the Area Plans could result in significant impacts on archeological resources and identified three mitigation measures that would reduce these potential impacts to a less-than-significant level. Eastern Neighborhoods PEIR Mitigation Measure J-1 Properties with Previous Studies applies to properties for which a final archeological research design and treatment plan (ARDTP) is on file at the Northwest Information Center and the Planning Department. Eastern Neighborhoods PEIR Mitigation Measure J-2 Properties with No Previous Studies applies to properties for which no archeological assessment report has been prepared or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA. Eastern Neighborhoods PEIR Mitigation Measure J-3 Mission Dolores Archeological District, which applies to properties in the Mission Dolores Archeological District, requires that a specific archeological testing program be conducted by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology.

The proposed project is located within the Mission Dolores Archeological District, which comprises properties that contain or have the potential to contain archeological deposits associated with the San Francisco Hispanic Period (1776-1850). The proposed project is subject to Eastern Neighborhoods PEIR Mitigation Measure J-3 Mission Dolores Archeological District. Project Mitigation Measure 1 Mission Dolores Archeological District (see page 50 below), which implements Eastern Neighborhoods PEIR Mitigation Measure J-3 Mission Dolores Archeological District, would apply to the proposed project and reduce potential effects to archeological resources to a less-than-significant level.[6]

For these reasons, the proposed project would not result in significant impacts on archeological resources that were not identified in the Eastern Neighborhoods PEIR.

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[5] San Francisco Planning Department, Historic Resource Evaluation Response for 490 South Van Ness Avenue, November 27, 2013. This document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case No. 2005.0408E.

[6] San Francisco Planning Department, Environmental Planning Preliminary Archeological Review: Checklist for 490 South Van Ness Avenue, revised May 16, 2014. This document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case No. 2005.0408E.

Topics:	*Project-Specific Significant Impact Not Identified in PEIR*	*Significant Unavoidable Impact Identified in PEIR*	*Mitigation Identified in PEIR*	*PEIR Mitigation Applies to Project*	*PEIR Mitigation Does Not Apply to Project*	*No Significant Impact (Project or PEIR)*
5. TRANSPORTATION AND CIRCULATION—Would the project:						
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☒	☒	☐	☒	☐
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☒	☒	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	☐	☐	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☒	☒	☐	☒	☐

The Eastern Neighborhoods PEIR anticipated that growth resulting from the proposed zoning changes could result in significant impacts on traffic and transit ridership, and identified 11 transportation mitigation measures. Even with implementation of these mitigation measures, however, it was anticipated that the significant cumulative traffic impacts at certain local intersections and the cumulative impacts on certain transit lines could not be fully mitigated. Thus, these impacts were found to be significant and unavoidable, even with mitigation measures incorporated.

The project site is not located within an airport land use plan area, or in the vicinity of a private airstrip. Therefore, topic 16c from the CEQA Guidelines, Appendix G is not applicable.

Trip Generation

The proposed project would include 72 new dwelling units and 1,123 square feet of new commercial area. The proposed project would include 48 off-street parking spaces and 99 bicycle parking spaces.

Trip generation for the proposed project was calculated using information in the *2002 Transportation Impacts Analysis Guidelines for Environmental Review* (SF Guidelines) developed by the San Francisco Planning Department.[7] The proposed project would generate an estimated 816 person trips (inbound and outbound) on a weekday daily basis, consisting of 268 person trips by auto, 282 transit trips, 195 walk trips and 71 trips by other modes. During the p.m. peak hour, the proposed project would generate an estimated 31 vehicle trips (accounting for vehicle occupancy data for this Census Tract).

Traffic

The proposed project's vehicle trips would travel through the intersections surrounding the project block. Intersection operating conditions are characterized by the concept of Level of Service (LOS), which ranges from A to F and provides a description of an intersection's performance based on traffic volumes, intersection capacity, and vehicle delays. LOS A represents free flow conditions, with little or no delay, while LOS F represents congested conditions, with extremely long delays; LOS D (moderately high delays) is considered the lowest acceptable level in San Francisco. The intersections near the project site are shown below in Table 1. The proposed project would generate an estimated 31 new p.m. peak hour vehicle trips that would travel through surrounding intersections. This amount of new p.m. peak hour vehicle trips would not substantially increase traffic volumes at these or other nearby intersections, would not substantially increase average delay that would cause nearby intersections that currently operate at acceptable LOS to deteriorate to unacceptable LOS, or would not substantially increase average delay at intersections that currently operate at unacceptable LOS.

Each of the rezoning options in the Eastern Neighborhoods PEIR identified significant and unavoidable cumulative (2025) impacts relating to weekday p.m. peak hour traffic conditions, with the Preferred Project having significant cumulative impacts at several intersections.

Of the intersections listed in Table 1 below, significant cumulative impacts were identified for the following intersections:

- South Van Ness Avenue/Howard Street/13th Street (Options A, B, C)
- Mission Street/Otis Street/13th Street (Options A, B, C)
- 13th Street/Folsom Street (Options B, C)

Specific mitigation measures were not proposed for these three intersections but general mitigation measures were proposed for the entire Plan Area. These include intelligent traffic management, enhanced transportation funding, and parking management to discourage driving. Even with the incorporation of mitigation, however, cumulative impacts at these three intersections were found to be still significant and unavoidable and a Statement of Overriding Considerations related to the significant and unavoidable cumulative traffic impacts was adopted as part of the Eastern Neighborhoods PEIR Certification and project approval. The proposed project would not contribute considerably to these significant cumulative traffic impacts because conditions as its contribution of 34 p.m. peak hour vehicle trips would not be a

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[7] San Francisco Planning Department, Transportation Calculations for 490 South Van Ness Avenue, April 30, 2014. These calculations are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2010.0043E.

Table 1: Intersection Level of Service near 490 South Van Ness Avenue, Baseline and Project Alternatives – Weekday PM Peak Hour

Intersections	Baseline	2025 Option A	2025 Option B	2025 Option C
South Van Ness Ave/16th St (corner of project site)	B	B	B	B
South Van Ness Ave/Howard St/13th St (three blocks north of project site)	E	E	F	F
Mission St/16th St (two blocks west of project site)	C	D	D	D
Mission St/Otis St/13th St (three blocks north, one block east of project site)	E	E	E	E
Valencia St/16th St (four blocks west of project site)	B	C	C	C
Valencia St/15th St (four blocks west, one block north of project site)	B	C	C	C
13th St/Folsom St (three blocks north, one block east of project site)	C	D	E	E

Source: San Francisco Planning Department, Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report, certified January 19, 2009. File No. 2004.0160E.

substantial portion of the overall traffic volume or the overall new vehicle trips anticipated to be generated by Plan Area projects.

For the above reasons, the proposed project would not result in significant impacts on traffic, either individually or cumulatively, that were not identified in the Eastern Neighborhoods PEIR.

Transit

The project site is located within a quarter mile of several local transit lines including Muni lines 12, 14, 14L, 22, 33, and 49 and the regional transit stop for BART at Mission Street/16th Street. The proposed project would be expected to generate 282 daily transit trips, including 47 during the p.m. peak hour. Given the wide availability of transit options nearby, the addition of 47 p.m. peak hour transit trips would be accommodated by existing transit capacity. As such, the proposed project would not result in unacceptable levels of transit service or cause a substantial increase in transit delays or operating costs such that significant adverse impacts in transit service could result.

Each of the rezoning options in the Eastern Neighborhoods PEIR identified significant and unavoidable cumulative impacts relating to increases in transit ridership on Muni lines, with the Preferred Project having significant and unavoidable impacts on seven Muni lines. The project site is located within a quarter-mile of three of these Muni lines: 22, 33, and 49. Mitigation measures proposed to reduce these significant transit impacts related to pursuing enhanced transit funding; conducting transit corridor and service improvements; and increasing transit accessibility, service information and storage/maintenance capabilities for Muni lines in the Plan Area. Even with the incorporation of mitigation, however, significant cumulative impacts on the above Muni lines were found to be still significant and unavoidable and a Statement of Overriding Considerations related to the significant and unavoidable cumulative transit impacts was adopted as part of the Eastern Neighborhoods PEIR Certification and project approval.

The proposed project would not contribute considerably to the above-noted significant and unavoidable cumulative transit impacts as its minor contribution of 47 p.m. peak hour transit trips would not be a substantial proportion of the overall additional transit volume generated by Plan Area projects. The proposed project would also not contribute considerably to 2025 significant cumulative transit impacts.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods PEIR related to transit and would not contribute considerably to significant cumulative transit impacts that were identified in the Eastern Neighborhoods PEIR.

Pedestrian

The proposed project would not include sidewalk narrowing, roadway widening, or removal of a center median, or other conditions that could adversely affect pedestrians. The proposed project would remove two existing curb cuts along 16th Street, remove two existing curb cuts along South Van Ness Avenue, and remove one existing curb cut along Adair Street. A new 12-foot-wide curb cut is proposed along Adair Street to provide vehicular access to the garage. Adair Street is not identified in the *General Plan* as a "Citywide Network Pedestrian Street," "Neighborhood Commercial Street," or "Neighborhood Network Connection Street." As such, the proposed project would not result in a hazard to pedestrians or otherwise substantially interfere with pedestrian accessibility to the project site and adjoining areas. Pedestrian activity may increase as a result of the proposed project, but not to a degree that would result in substantial overcrowding on public sidewalks. For the above reasons, the proposed project would not result in significant impacts on pedestrian safety that were not identified in the Eastern Neighborhoods PEIR.

Bicycle

Existing Class II bikeways (bicycle lanes) runs on 14th Street (two blocks north of the project site), on 17th Street (one block south of the project site), and Valencia Street (four blocks west of the project site). An existing Class III bikeway (bicycle route) extends along 16th Street from Mission Street (two blocks east of the project site) and intersects with the Class II bikeway on 16th and Valencia Streets. An existing Class III bikeway also extends along Hoff Street from 16th Street (three blocks west of the project site) and intersects with the Class II bikeway on Hoff and 17th Streets. Although the proposed project would result in an increase in the number of vehicles in the project vicinity, this increase would not substantially affect bicycle travel in the project vicinity.

A new 12-foot-wide curb cut is proposed along Adair Street to provide vehicular access to the garage; however Adair Street is not classified as a bikeway nor does it intersect with any bikeways. In addition, the frequency of vehicles entering and exiting the project site would not be substantial enough to cause a substantial hazard to bicyclists. For the above reasons, the proposed project would not result in significant impacts related to bicycle safety that were not identified in the Eastern Neighborhoods PEIR.

Loading

Planning Code Section 152.1 requires no off-street loading for residential development or retail use less than 10,000-sf in gross floor area. The proposed project includes 71,744-sf of residential use and 1,123-sf of commercial space. Therefore, off-street loading spaces are not required for the proposed project and the proposed project would meet the loading requirements of the Planning Code.

For the above reasons, the proposed project would not result in significant impacts on transportation and circulation related to loading that were not identified in the Eastern Neighborhoods PEIR.

Emergency Access

The proposed project would not close off any existing streets or entrances to public uses. Therefore, the proposed project would not result in any significant impacts related to emergency access that were not identified in the Eastern Neighborhoods PEIR.

Construction

The proposed project's construction activities would last approximately 20 months (2014-2016) and would include below-ground construction. Although construction activities would result in additional vehicle trips to and from the project site related to construction workers and material and equipment deliveries, these activities would be temporary and limited in duration. Therefore, the proposed project's construction would not result in significant transportation impacts that were not identified in the Eastern Neighborhoods PEIR.

Parking

Public Resources Code Section 21099(d), effective January 1, 2014, provides that, "aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment." Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

a) The project is in a transit priority area;

b) The project is on an infill site; and

c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this determination does not consider the adequacy of parking in determining the significance of project impacts under CEQA.[8] The Planning Department acknowledges that parking conditions may be of interest to the public and the decision makers. Therefore, this determination presents a parking demand analysis for informational purposes.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial shortfall in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a shortfall in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial shortfall in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts caused by congestion), depending on the project and its setting.

The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco *General Plan* Polices, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

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[8] San Francisco Planning Department. Transit-Oriented Infill Project Eligibility Checklist for 490 South Van Ness Avenue, February 19, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2010.0043E.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e. walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

The parking demand for the new residential and commercial uses associated with the proposed project was determined based on the methodology presented in the Transportation Guidelines. On an average weekday, the demand for parking would be for 103 spaces. The proposed project would provide 48 off-street spaces. Thus, as proposed, the project would have an unmet parking demand of an estimated 55 spaces. At this location, the unmet parking demand could be accommodated within existing on-street and off-street parking spaces within a reasonable distance of the project vicinity. Additionally, the project site is well served by public transit and bicycle facilities. Therefore, any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays would be created.

The Planning Code does not require provision of any off-street parking spaces for the proposed project. It should be noted that the Planning Commission has the discretion to adjust the number of on-site parking spaces included in the proposed project, typically at the time that the project entitlements are sought. If the project were to be ultimately approved with no off-street parking spaces, the proposed project would have an unmet demand of 103 spaces. As mentioned above, the unmet parking demand could be accommodated within existing on-street and off-street parking spaces nearby and through alternative modes such as public transit and bicycle facilities. Given that the unmet demand could be met by existing facilities and given that the project site is well-served by transit and bicycle facilities, a reduction in the number of off-street parking spaces associated with the proposed project, even if no off-street spaces are being provided, would not result in significant delays or hazardous conditions.

In summary, the proposed project would not result in a substantial parking shortfall that would create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians.

Topics:	*Project-Specific Significant Impact Not Identified in PEIR*	*Significant Unavoidable Impact Identified in PEIR*	*Mitigation Identified in PEIR*	*PEIR Mitigation Applies to Project*	*PEIR Mitigation Does Not Apply to Project*	*No Significant Impact (Project or PEIR)*
6. NOISE—Would the project:						
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☒	☐	☐
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐	☒	☐
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐	☒	☐
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐	☒	☐
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☐	☐	☒
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	☐	☒
g) Be substantially affected by existing noise levels?	☐	☐	☒	☒	☐	☐

The Eastern Neighborhoods PEIR identified potential conflicts related to location of residences and other noise-sensitive uses in proximity to noisy uses such as PDR, retail, entertainment, cultural/institutional/educational uses, and office uses. In addition, the Eastern Neighborhoods PEIR noted that implementation of the Area Plans would incrementally increase traffic-generated noise on some streets in the Plan Area and result in construction noise impacts from pile driving and other construction activities. The Eastern Neighborhoods PEIR therefore identified six noise mitigation measures that would reduce significant noise impacts to less-than-significant levels.

Eastern Neighborhoods PEIR Mitigation Measures F-1 Construction Noise and F-2 Construction Noise relate to construction noise. Mitigation Measure F-1 Construction Noise addresses individual projects that include pile-driving, and Mitigation Measure F-2 Construction Noise addresses individual projects that include particularly noisy construction procedures (including pile-driving). The proposed project would include a mat foundation[9] (which would not require pile driving) and therefore would not generate the noise and vibration impacts typically caused by pile driving.[10] Because the proposed project would not include pile driving and would be required to comply with the San Francisco Noise Ordinance, as discussed below, Eastern Neighborhoods PEIR Mitigation Measures F-1 Construction Noise and F-2 Construction Noise would not be required.

In addition, all construction activities for the proposed project (approximately 20 months) would be subject to and would comply with the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code) (Noise Ordinance). Construction noise is regulated by the Noise Ordinance. The Noise Ordinance requires that construction work be conducted in the following manner: (1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA at a distance of 100 feet from the source (the equipment generating the noise); (2) impact tools must have intake and exhaust mufflers that are approved by the Director of the Department of Public Works (DPW) or the Director of the Department of Building Inspection (DBI) to best accomplish maximum noise reduction; and (3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 p.m. and 7:00 a.m. unless the Director of DPW authorizes a special permit for conducting the work during that period.

DBI is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 a.m. to 5:00 p.m.). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. Nonetheless, during the construction period for the proposed project of approximately nine months, occupants of the nearby properties could be disturbed by construction noise. There may be instances when project-related construction noise could interfere with indoor activities in nearby residences and other businesses near the project site and may be considered an annoyance by occupants of nearby properties. The increase in noise in the project area during project construction would not be considered a significant impact of the proposed project, because the construction noise would be temporary (limited in duration to approximately 20 months), intermittent, and restricted in occurrence and level, as the project contractor would be subject to and required to comply with the Noise Ordinance.

Eastern Neighborhoods PEIR Mitigation Measures F-3 Interior Noise Levels, F-4 Siting of Noise-Sensitive Uses, and F-6 Open Space in Noisy Environments include additional measures for individual projects that include new noise-sensitive uses. Eastern Neighborhoods PEIR Mitigation Measure F-3 Interior Noise Levels requires that for new development that includes noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), where such development is not already subject to California Noise Insulation Standards in Title 24, the project sponsor shall conduct a detailed analysis of noise reduction requirements. Eastern Neighborhoods PEIR Mitigation Measure F-4 Siting of Noise-Sensitive Uses requires the preparation of an analysis that includes, at minimum, a site survey to identify potential noise-generating uses within 900 feet of and that have a direct line-of-sight to the project site, and at least one 24-hour noise measurement (with maximum noise levels taken every 15 minutes) to demonstrate that acceptable interior noise levels consistent with Title 24 can be attained. Since the proposed project is subject to Title 24, Eastern Neighborhoods PEIR Mitigation Measure F-3 Interior Noise Levels is not applicable. Eastern Neighborhoods PEIR Mitigation Measure F-4 Siting of Noise-Sensitive Uses, as listed on page 53 below, is applicable to the proposed project since the proposed project would include residential uses, thereby introducing new noise-sensitive uses to an area with an existing traffic noise level of between 65.1 dBA and 75 dBA (Ldn).

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[9] Diarmuid MacNeill, Dolman Engineers. Email to Melinda Hue, San Francisco Planning Department, 490 South Van Ness - foundation, March 11, 2014. This email is available for review as part of Case File No. 2010.0043E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

In accordance with Eastern Neighborhoods PEIR Mitigation Measure F-3 Interior Noise Levels, the project sponsor has conducted an environmental noise assessment demonstrating that the proposed project can feasibly attain acceptable interior noise levels consistent with Title 24 requirements.[11] Walsh Norris & Associates, Inc. conducted noise measurements at three locations at the project site. The average measured daily noise exposure levels (Ldn) was 74.0 dBA at the southwest corner of the project site, located mid-block, along 16th Street, 74.2 dBA at the frontage of the site along South Van Ness Avenue, and 66.0 dBA at the northwest corner of the project site along Adair Street. Walsh Norris & Associates, Inc. also conducted a survey of noise-generating uses within 900 feet of the project site, the closest being Auto City Repair on the southeast corner of 16th Street and Mission Street. Most of the nearby noise-generating uses identified are auto-related uses such as auto repair shops and do not have a direct line-of-sight to the project site.[12]

To achieve acceptable interior noise levels consistent with Title 24 requirements, the project sponsor would be required to install windows with noise reduction ratings of up to Sound Transmission Class (STC) 35 for the residential units facing the street and up to STC 30 for the residential units facing the second-floor deck. The windows could be operable, but would need to be in the closed position to meet the interior noise level standard. Therefore, the residential units would require a supplemental ventilation system that does not compromise the sound attenuation of the proposed building's exterior façade. With installation of the appropriate windows, the project would comply with Title 24 interior noise-level requirements and thus would be consistent with Eastern Neighborhoods PEIR Mitigation Measure F-4 Siting of Noise-Sensitive Uses.

Eastern Neighborhoods PEIR Mitigation Measure F-6 Open Space in Noisy Environments requires that open space required under the Planning Code for individual projects located in noisy areas be protected, to the maximum feasible extent, from existing ambient noise levels. The proposed project includes residential uses and open space areas as required by the Planning Code so Eastern Neighborhoods PEIR Mitigation Measure F-6 Open Space in Noisy Environments, as listed on page 53, is applicable to the project. Accordingly, the proposed building's second-floor deck would be located away from 16th Street and South Van Ness Avenue, shielded from those two busy streets by the building itself, and the roof-top open space would be located 68 feet above the street level with landscaping around the perimeter.

Eastern Neighborhoods PEIR Mitigation Measure F-5 Siting of Noise-Generating Uses addresses impacts related to individual projects that include new noise-generating uses that would be expected to generate noise levels in excess of ambient noise in the proposed project site vicinity. Ambient noise levels in San Francisco are largely influenced by traffic-related noise. The project site is exposed to traffic noise levels of between 65.1 dBA and 75 dBA. An approximate doubling in traffic volumes in the area would be necessary to produce an increase in ambient noise levels perceptible to most people (a three decibel noise increase). The proposed project would not double traffic volumes because the proposed project would generate approximately 268 daily vehicle trips, with approximately 37 trips during the p.m. peak-hour. In addition, operation of the proposed project would not include any other constant or short-term noise-generating sources (e.g., diesel generators) that would generate substantial additional noise in the project vicinity. Since the proposed development would include residential uses that would not be expected to generate noise levels in excess of ambient noise in the vicinity of the project site, Eastern Neighborhoods PEIR Mitigation Measure F-5 Siting of Noise-Generating Uses is not applicable to the proposed project.

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[11] Walsh Norris & Associates, Inc., Acoustical Evaluation: Exterior Noise Report for 490 South Van Ness Avenue, San Francisco, CA, May 2, 2013. This document is available for review as part of Case File No. 2010.0043E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

[12] Ibid. p. 3.

The project site is not located within an airport land use plan area, within two miles of a public airport, or in the vicinity of a private airstrip. Therefore, topic 12e and f from the CEQA Guidelines, Appendix G is not applicable.

For the above reasons, the proposed project would not result in significant noise impacts that were not identified in the Eastern Neighborhoods PEIR.

Topics:	*Project-Specific Significant Impact Not Identified in PEIR*	*Significant Unavoidable Impact Identified in PEIR*	*Mitigation Identified in PEIR*	*PEIR Mitigation Applies to Project*	*PEIR Mitigation Does Not Apply to Project*	*No Significant Impact (Project or PEIR)*
7. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.—Would the project:						
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐	☒	☐

The Eastern Neighborhoods PEIR identified potentially significant air quality impacts resulting from construction activities and impacts to sensitive land uses[13] as a result of exposure to elevated levels of diesel particulate matter (DPM) and other toxic air contaminants (TACs). All other air quality impacts were found to be less than significant.

Construction Dust Control

Eastern Neighborhoods PEIR Mitigation Measure G-1 Construction Air Quality requires individual projects involving construction activities to include dust control measures and maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants. The San Francisco Board of Supervisors subsequently approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Construction Dust Control Ordinance is to reduce the quantity of fugitive dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by DBI. Project-related construction activities would result in construction dust, primarily from ground-disturbing activities. In compliance with the Construction Dust Control Ordinance, the project sponsor and contractor responsible for construction activities at the project site would be required to control construction dust on the site through a combination of watering disturbed areas, covering stockpiled materials, street and sidewalk sweeping, and other measures. The regulations and procedures set forth by the Construction Dust Control Ordinance would ensure that construction dust impacts would not be significant. These requirements supersede the dust control provisions of

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[13] The Bay Area Air Quality Management District (BAAQMD) considers sensitive receptors as: children, adults or seniors occupying or residing in: 1) residential dwellings, including apartments, houses, condominiums, 2) schools, colleges, and universities, 3) daycares, 4) hospitals, and 5) senior care facilities. BAAQMD, Recommended Methods for Screening and Modeling Local Risks and Hazards, May 2011, page 12.

Eastern Neighborhoods PEIR Mitigation Measure G-1 Construction Air Quality. Therefore, the portion of Eastern Neighborhoods PEIR Mitigation Measure G-1 Construction Air Quality that addresses dust control is not applicable to the proposed project.

Health Risk

Eastern Neighborhoods PEIR Mitigation Measure G-1 Construction Air Quality addresses air quality impacts during construction, Mitigation Measure G-2 Air Quality for Sensitive Land Uses addresses the siting of sensitive land uses near sources of TACs and PEIR Mitigation Measures G-3 Siting of Uses that Emit DPM and G-4 Siting of Uses that Emit Other TACs address proposed uses that would emit DPM and other TACs.

Subsequent to certification of the Eastern Neighborhoods PEIR, San Francisco, in partnership with the Bay Area Air Quality Management District (BAAQMD), inventoried and assessed air pollution and exposures from mobile, stationary, and area sources within San Francisco and identified portions of the City that result in additional health risks for affected populations ("Air Pollutant Exposure Zone"). The Air Pollutant Exposure Zone was identified based on two health based criteria:

(1) Areas where the excess cancer risk from all sources is greater than 100; or

(2) Areas where fine particulate matter ($PM_{2.5}$)[14] concentrations from all sources (including ambient concentrations) are greater than 10 micrograms per cubic meter ($\mu g/m^3$).

The project site is not located within an identified Air Pollutant Exposure Zone; therefore, the ambient health risk to sensitive receptors from air pollutants is not considered substantial and the remainder of Eastern Neighborhoods PEIR Mitigation Measure G-1 Construction Air Quality that requires the minimization of construction exhaust emissions is not applicable to the proposed project. Project Improvement Measure 1 Construction Emissions Minimization (see page 54 below) has been identified to further reduce these less-than-significant construction-related air quality impacts.

The proposed project would include development of residential uses which is considered a sensitive land use for purposes of air quality evaluation. As discussed above, the ambient health risk to sensitive receptors from air pollutants is not considered substantial and Eastern Neighborhoods PEIR Mitigation Measure G-2 Air Quality for Sensitive Land Uses is not applicable to the proposed project.

While the proposed project is not within an Air Pollutant Exposure Zone, the project is subject to Health Code Article 38. Pursuant to Article 38, projects proposing ten or more residential units on sites where the $PM_{2.5}$ concentration exceeds the 0.2 $\mu g/m^3$ action level are required to install ventilation systems or otherwise redesign the project to reduce indoor $PM_{2.5}$ concentrations in habitable areas of the proposed dwelling units by 80 percent of outdoor $PM_{2.5}$ levels. Air quality modeling was conducted to determine if the project site exceeds the Article 38 action level for $PM_{2.5}$. Results of this assessment indicate that the maximum average annual exposure to $PM_{2.5}$ for proposed future sensitive receptors at the project site would exceed the action level of 0.2 $\mu g/m^3$.[15] Therefore, the project sponsor would be required to install air filtration systems for the proposed building that would be capable of removing 80 percent of outdoor $PM_{2.5}$ concentration indoors for all proposed residential dwelling units.

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[14] Exposures to fine particulate matter ($PM_{2.5}$) are strongly associated with mortality, respiratory diseases, and lung development in children, and other endpoints such as hospitalization for cardiopulmonary disease. (Source: DPH, *Assessment and Mitigation of Air Pollutant Health Effects from Intra-Urban Roadways: Guidance for Land Use Planning and Environmental Review*, May 2008)

[15] San Francisco Department of Public Health, Memorandum to Bruce D. Baumann & Associates, 490 South Van Ness Air Quality Assessment, December 15, 2010. This document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case No. 2010.0043E.

The proposed residential land uses are not uses that would emit substantial levels of DPM or other TACs and Eastern Neighborhoods PEIR Mitigation Measures G-3 Siting of Uses that Emit DPM and G-4 Siting of Uses that Emit Other TACs are not applicable.

Criteria Air Pollutants

While the Eastern Neighborhoods PEIR determined that at a program-level the Eastern Neighborhoods Area Plans would not result in significant regional air quality impacts, the PEIR states that "Individual development projects undertaken in the future pursuant to the new zoning and area plans would be subject to a significance determination based on the BAAQMD's quantitative thresholds for individual projects."[16] The BAAQMD's *CEQA Air Quality Guidelines* (Air Quality Guidelines) provide screening criteria[17] for determining whether a project's criteria air pollutant emissions would violate an air quality standard, contribute to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants. Pursuant to the Air Quality Guidelines, projects that meet the screening criteria do not have a significant impact related to criteria air pollutants. For projects that do not meet the screening criteria, a detailed air quality assessment is required to further evaluate whether project-related criteria air pollutant emissions would exceed BAAQMD significance thresholds. Criteria air pollutant emissions during construction and operation of the proposed project would meet the Air Quality Guidelines screening criteria. Therefore, the project would not have a significant impact related to criteria air pollutants, and a detailed air quality assessment is not required.

For the above reasons, none of the Eastern Neighborhoods PEIR air quality mitigation measures are applicable to the proposed project and the project would not result in significant air quality impacts that were not identified in the Eastern Neighborhoods PEIR.

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[16] San Francisco Planning Department, Eastern Neighborhood's Rezoning and Area Plans Final Environmental Impact Report. See page 346. Available online at: http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=4003. Accessed June 4, 2014.

[17] Bay Area Air Quality Management District, CEQA Air Quality Guidelines, updated May 2011. See pp. 3-2 to 3-3.

Topics:	*Project-Specific Significant Impact Not Identified in PEIR*	*Significant Unavoidable Impact Identified in PEIR*	*Mitigation Identified in PEIR*	*PEIR Mitigation Applies to Project*	*PEIR Mitigation Does Not Apply to Project*	*No Significant Impact (Project or PEIR)*
8. GREENHOUSE GAS EMISSIONS—Would the project:						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☐	☐	☒
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☐	☐	☒

The Eastern Neighborhoods PEIR assessed the greenhouse gas (GHG) emissions that could result from rezoning of the Mission Area Plan under the three rezoning options. The Eastern Neighborhoods Rezoning Options A, B, and C are anticipated to result in GHG emissions on the order of 4.2, 4.3 and 4.5 metric tons of carbon dioxide-equivalents (CO_2E) per service population,[18] respectively. The Eastern Neighborhoods PEIR concluded that the resulting GHG emissions from the three options analyzed in the Eastern Neighborhoods Area Plans would be less than significant. No mitigation measures were identified in the PEIR.

The BAAQMD has prepared guidelines and methodologies for analyzing GHGs. These guidelines allow for projects that are consistent with a Qualified GHG Reduction Strategy to conclude that the project's GHG impact is less than significant. San Francisco's Strategies to Address Greenhouse Gas Emissions (GHG Reduction Strategy)[19] presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's Qualified GHG Reduction Strategy in compliance with the BAAQMD's guidelines. These actions have resulted in a 14.5 percent reduction in GHG emissions in 2010 compared to 1990 levels, exceeding the year 2020 reduction goals outlined in the BAAQMD's 2010 Clean Air Plan, Executive Order S-3-05, and Assembly Bill 32 (also known as the Global Warming Solutions Act.)[20,21] Therefore, projects that are consistent with San Francisco's GHG Reduction Strategy would not result in GHG emissions that would have a significant effect on the environment and would not conflict with state, regional, and local GHG reduction plans and regulations.

The proposed project would be subject to and required to comply with several regulations adopted to reduce GHG emissions as identified in the GHG Reduction Strategy. The regulations that are applicable to the proposed project may include the Commuter Benefits Ordinance, Emergency Ride Home Program,

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[18] Memorandum from Jessica Range, MEA to MEA staff, Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods, April 20, 2010. This memorandum provides an overview of the GHG analysis conducted for the Eastern Neighborhoods PEIR and provides an analysis of the emissions using a service population (equivalent of total number of residents and employees) metric.

[19] San Francisco Planning Department, Strategies to Address Greenhouse Gas Emissions in San Francisco, 2010. The final document is available online at: http://www.sf-planning.org/index.aspx?page=2627.

[20] San Francisco Department of Environment (DOE), "San Francisco Community-Wide Carbon Emissions by Category." Excel spreadsheet provided via email between Pansy Gee, DOE and Wade Wietgrefe, San Francisco Planning Department. June 7, 2013.

[21] The Clean Air Plan, Executive Order S-3-05, and Assembly Bill 32 goals, among others, are to reduce GHGs in the year 2020 to 1990 levels.

Bicycle Parking requirements, Street Tree Planting Requirements for New Construction, Mandatory Recycling and Composting Ordinance, SF Green Building Requirements for Energy Efficiency, and Stormwater Management.

The proposed project was determined to be consistent with San Francisco's GHG Reduction Strategy.[22] Furthermore, the proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, and would not result in impacts associated with GHG emissions beyond those calculated in the Eastern Neighborhoods PEIR.

As a result, the proposed project would not result in any significant impacts associated with GHG emissions impacts, either individually or cumulatively.

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[22] Greenhouse Gas Analysis: Compliance Checklist, May 20, 2013. This document is on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2010.0043E.

Topics:	*Project-Specific Significant Impact Not Identified in PEIR*	*Significant Unavoidable Impact Identified in PEIR*	*Mitigation Identified in PEIR*	*PEIR Mitigation Applies to Project*	*PEIR Mitigation Does Not Apply to Project*	*No Significant Impact (Project or PEIR)*
9. WIND AND SHADOW—Would the project:						
a) Alter wind in a manner that substantially affects public areas?	☐	☐	☐	☐	☐	☒
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	☐	☒	☐	☐	☐	☐

Wind

No significant impacts related to wind were anticipated to result from the implementation of the Eastern Neighborhoods Area Plans. Specific projects within the Plan Area require analysis of wind impacts where deemed necessary. Thus, wind impacts were determined not to be significant in the Eastern Neighborhoods Initial Study and were not analyzed in the Eastern Neighborhoods PEIR. No mitigation measures relative to wind impacts were identified in the Eastern Neighborhoods PEIR.

Based upon experience of the Planning Department staff in reviewing wind analyses and expert opinion on other projects, it is generally (but not always) the case that projects under 80 feet in height do not have the potential to generate significant wind impacts. A wind evaluation of the proposed 68-foot-tall (with a four-foot-tall parapet and nine-foot-tall elevator/stair/mechanical penthouse and rooftop open metal trellis) building by ESA concluded that the proposed project would not cause or contribute to an exceedance of the wind hazard criterion of the Planning Code in the project site vicinity.[23] For the above reasons, the proposed project is not anticipated to cause significant impacts related to wind that were not identified in the Eastern Neighborhoods PEIR.

As a result, the proposed project would not have any significant wind impacts, either individually or cumulatively.

Shadow

Planning Code Section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. Under the Eastern Neighborhoods Area Plans, certain sites surrounding parks could be redeveloped with taller buildings without triggering Section 295 of the Planning Code because these parks are not subject to Section 295 of the Planning Code (i.e., they are under jurisdiction of City departments other than the Recreation and Parks Department or are publicly accessed but privately owned). The Eastern Neighborhoods PEIR could not conclude that the Eastern Neighborhoods Area Plans would result in less-than-significant shadow impacts because the feasibility of complete mitigation for potential new shadow impacts of unknown development proposals could not be determined at the time of preparation of the

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[23] Charles Bennett, ESA, Wind Evaluation of Proposed Project, 490 South Van Ness Street, ESA 130024, January 23, 2013 and Email to Melinda Hue, Planning Department, Wind Evaluation of Proposed 490 South Van Ness Street Project, June 3, 2014. These documents are available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case No. 2010.0043E.

Eastern Neighborhoods PEIR. Therefore, the Eastern Neighborhoods PEIR determined shadow impacts to be significant and unavoidable. No mitigation measures were identified in the Eastern Neighborhoods PEIR for this significant and unavoidable shadow impact.

The proposed project would consist of a 68-foot-tall building with a four-foot-tall parapet and nine-foot-tall elevator/stair/mechanical penthouse and rooftop open metal trellis (that is a total of approximately 77 feet in height above ground level). Therefore, the Planning Department staff prepared a preliminary shadow fan analysis to determine whether the proposed project would have the potential to cast net-new shadow on nearby parks. The shadow fan analysis prepared by Planning Department staff found that the proposed project would not cast shadow or have a shadow impact on any property under the jurisdiction of the Recreation and Parks Commission. Additionally, graphics prepared by Forum Design shows that the proposed project would not cast any net-new shadows on the Marshall School or its associated open/recreation spaces located at 15th Street and Capp Street.[24]

The proposed project would at times shade portions of nearby streets and sidewalks and private property within the project vicinity. Shadows upon streets and sidewalks would not exceed levels commonly expected in dense urban areas and would be considered a less-than-significant impact under CEQA. Although occupants of nearby private properties may regard the incremental increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA.

For the above reasons, the proposed project would not result in significant impacts related to shadow that were not identified in the Eastern Neighborhoods PEIR.

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[24] Forum Design, Marshall School Shadow Study, 490 South Van Ness Avenue, August 15, 2013. This document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case No. 2010.0043E.

Topics:	*Project-Specific Significant Impact Not Identified in PEIR*	*Significant Unavoidable Impact Identified in PEIR*	*Mitigation Identified in PEIR*	*PEIR Mitigation Applies to Project*	*PEIR Mitigation Does Not Apply to Project*	*No Significant Impact (Project or PEIR)*
10. RECREATION—Would the project:						
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☐	☐	☒
c) Physically degrade existing recreational resources?	☐	☐	☐	☐	☐	☒

The Eastern Neighborhoods PEIR concluded that implementation of the Eastern Neighborhoods Area Plans would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have an adverse effect on the environment. No mitigation measures related to recreational resources were identified in the Eastern Neighborhoods PEIR.

The proposed project would provide on-site common open space for passive recreational use for project residents on the rooftop and on a second-floor deck area. The proposed project would also be served by the following existing parks in the project vicinity: Franklin Square, Kidpower Park, Mission Playground, and Mission Dolores Park.

The proposed project is within the development projected under the Eastern Neighborhoods Area Plans, and there would be no additional significant impacts on recreation beyond those analyzed in the Eastern Neighborhoods PEIR.

Topics:	*Project-Specific Significant Impact Not Identified in PEIR*	*Significant Unavoidable Impact Identified in PEIR*	*Mitigation Identified in PEIR*	*PEIR Mitigation Applies to Project*	*PEIR Mitigation Does Not Apply to Project*	*No Significant Impact (Project or PEIR)*
11. UTILITIES AND SERVICE SYSTEMS—Would the project:						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐	☐	☒
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	☐	☐	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☐	☐	☒

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact to the provision of water, wastewater collection and treatment, and solid waste collection and disposal. No mitigation measures were identified in the Eastern Neighborhoods PEIR.

As the proposed project is within the development projected under the Eastern Neighborhoods Area Plans, there would be no additional significant impacts on utilities and service systems beyond those analyzed in the Eastern Neighborhoods PEIR.

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12. PUBLIC SERVICES—Would the project:						
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	☐	☐	☐	☐	☐	☒

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact to public services , including fire protection, police protection, and public schools. No mitigation measures were identified in the Eastern Neighborhoods PEIR.

As the proposed project is within the development projected under the Eastern Neighborhoods Area Plans, there would be no additional significant impacts on public services beyond those analyzed in the Eastern Neighborhoods PEIR.

Topics:	*Project-Specific Significant Impact Not Identified in PEIR*	*Significant Unavoidable Impact Identified in PEIR*	*Mitigation Identified in PEIR*	*PEIR Mitigation Applies to Project*	*PEIR Mitigation Does Not Apply to Project*	*No Significant Impact (Project or PEIR)*
13. BIOLOGICAL RESOURCES— Would the project:						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☐	☐	☒

As discussed in the Eastern Neighborhoods PEIR, the Plan Area is in a developed urban environment that does not provide native natural habitat for any rare or endangered plant or animal species. There are no riparian corridors, estuaries, marshes, or wetlands in the Plan Area that could be affected by the development anticipated under the Eastern Neighborhoods Area Plans. In addition, development envisioned under the Eastern Neighborhoods Area Plans would not substantially interfere with the movement of any resident or migratory wildlife species. For these reasons, the Eastern Neighborhoods PEIR concluded that implementation of the Area Plans would not result in significant impacts on biological resources, and no mitigation measures were identified.

The project site previously contained auto-related uses and it was previously completely paved. No landscaping, trees or other vegetation exist on the project site. There are currently two street trees adjacent to the project site on the sidewalk along South Van Ness Avenue which would be replaced with new street trees as part of the proposed project. There are no candidate, sensitive, or special-status species, riparian habitat, or wetlands on the project site; thus implementation of the proposed project would not adversely affect a candidate, sensitive, or special-status species, a riparian habitat, or wetlands.

As the proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional significant impacts on biological resources beyond those analyzed in the Eastern Neighborhoods PEIR.

Topics:	*Project-Specific Significant Impact Not Identified in PEIR*	*Significant Unavoidable Impact Identified in PEIR*	*Mitigation Identified in PEIR*	*PEIR Mitigation Applies to Project*	*PEIR Mitigation Does Not Apply to Project*	*No Significant Impact (Project or PEIR)*
14. GEOLOGY AND SOILS—Would the project:						
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☐	☐	☒
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☐	☐	☒
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	☐	☐	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☐	☐	☒
f) Change substantially the topography or any unique geologic or physical features of the site?	☐	☐	☐	☐	☐	☒

The Eastern Neighborhoods PEIR concluded that implementation of the Area Plans would indirectly increase the Plan Area population that would be subject to an earthquake, including seismically induced ground-shaking, liquefaction, and landslides. The Eastern Neighborhoods PEIR also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risks, but would reduce them to an acceptable level, given the seismically active characteristics of the Bay Area. Thus, the Eastern Neighborhoods PEIR concluded that implementation of the Area Plans (including new development under the Area Plans) would not result in significant impacts with regard to geology and seismic-related issues, and no mitigation measures were identified in the Eastern Neighborhoods PEIR.

A geotechnical investigation report was prepared for the proposed project.[25] The following discussion relies on the information provided in this geotechnical investigation report. Geotechnical soil borings to approximately 51 feet bgs at the project site generally encountered sand-clay soil mixtures. Groundwater is relatively shallow throughout the project site, approximately 10 feet bgs. The proposed project would involve on-site excavation beyond this depth (approximately 15 to 22 bgs) and may encounter groundwater. Approximately 9,780 cubic yards of soil would be excavated from the project with the proposed development.

The project site does not lie within an Alquist-Priolo Earthquake Fault Zone. The closest mapped active fault in the vicinity of the project site is the San Andreas Fault located about 6.8 miles to the southwest. The proposed project would likely be exposed to strong shaking during an earthquake event. However, a review of published maps does not show any active faults crossing the project site and there was no evidence of faulting observed at the project site during reconnaissance. Therefore, the potential risk for damage to the proposed project due to surface rupture from earthquake faults is low. The project site is located within a liquefaction potential zone as mapped by the California Division of Mines and Geology for the City and County of San Francisco. Based on the soil analysis of the geotechnical soil borings, there is a relatively low potential for damage to the proposed project from liquefaction at the project site. Additionally, there is a low risk for damage to the proposed project from seismically-induced lateral spreading, seismic densification, and slope instability.

The geotechnical report provided recommendations for the proposed project's construction. These recommendations include, but are not limited to, a mat foundation, waterproofing below-grade walls, and dewatering to remove groundwater from the project site in order to excavate and construct the proposed basement level which would be approximately 15 to 22 feet bgs. The geotechnical report indicates that the project site is suitable for the proposed project, provided that the recommendations presented in the geotechnical report are incorporated into the design and construction of the project.

The final building plans would be reviewed by DBI. In reviewing building plans, DBI refers to a variety of information sources to determine existing hazards. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. DBI will review the geotechnical report and building plans for the proposed project to determine the adequacy of the proposed engineering and design features and to ensure compliance with all applicable San Francisco Building Code provisions regarding structural safety. The above-referenced geotechnical investigation report would be available for use by DBI during its review of building permits for the site. In addition, DBI could require that additional site specific soils report(s) be prepared in conjunction with permit applications, as needed. The DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI's implementation of the Building Code would ensure that the proposed project would have no significant impacts related to soils or geology. For these reasons, the proposed project would not result in significant impacts related to geology and soils that were not identified in the Eastern Neighborhoods PEIR and no mitigation measures are necessary.

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[25] Earth Mechanics Consulting Engineers, "Geotechnical Investigation, Planned Development at 490 South Van Ness Avenue, San Francisco, CA" May 8, 2013 and "Geotechnical Report Update, Proposed Development at 490 South Van Ness Avenue, San Francisco, CA" January 9, 2014. These documents are available for review as part of Case File No. 2010.0043E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

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15. HYDROLOGY AND WATER QUALITY—Would the project:						
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	☐	☐	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☐	☐	☒
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☐	☐	☒

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact on hydrology and water quality, including the combined sewer system and the potential for combined sewer outflows. No mitigation measures were identified in the PEIR.

The project site was previously a gas station/auto-repair business, and it was, in its entirety, covered by impervious surface. Excavation for the purposes of site remediation occurred between January and March 2012 in accordance with a DPH-approved Corrective Action Plan and the project site, other than beneath the on-site building, two canopies ,and billboard appurtenances, was excavated and is now surface soil that was restored to grade level. The lot coverage with project development would be 100 percent, which would be similar to the 100 percent impervious surface condition during the previous auto-related use of the project site. Additionally, the proposed project would include approximately 707 square-feet of pervious flow-thru planter area at the proposed building's second-floor deck and approximately 1,374 square-foot pervious green roof area, so runoff from the project site is not anticipated to increase substantially compared to existing and past conditions.

In accordance with the City's Stormwater Management Ordinance (Ordinance No. 83-10), the proposed project would be subject to Low Impact Design (LID) approaches and stormwater management systems to comply with the Stormwater Design Guidelines. In addition, the project sponsor would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) that would be reviewed, approved, and enforced by the San Francisco Public Utilities Commission. The SWPPP would specify best management practices and erosion and sedimentation control measures to prevent sedimentation from entering the City's combined stormwater/sewer system.

Groundwater is relatively shallow throughout the project site, approximately 10 feet bgs. The proposed project would involve on-site excavation beyond this depth (approximately 15 to 22 feet bgs) and may encounter groundwater. Any groundwater that is encountered during construction would be subject to requirements of the City's Sewer Use Ordinance (Ordinance Number 19-92, amended 116-97), as supplemented by Department of Public Works Order No. 158170, requiring a permit from the Wastewater Enterprise Collection System Division of the San Francisco Public Utilities Commission. A permit may be issued only if an effective pretreatment system is maintained and operated. Each permit for such discharge shall contain specified water quality standards and may require the project sponsor to install and maintain meters to measure the volume of the discharge to the combined sewer system. Effects from lowering the water table due to dewatering at the project site, if any, would be temporary and would not be expected to substantially deplete groundwater resources. As a result, the proposed project would not deplete groundwater supplies or substantially interfere with groundwater recharge.

The project site is not in a designated flood zone, thus the proposed project would not place housing within a 100-year flood hazard area, would not impede or redirect flood flows in a 100-year flood hazard area, and would not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. As shown on Map 5, Tsunami Hazard Zones, San Francisco, 2012, in the Community Safety Element of the *General Plan*, the project site is not within a tsunami hazard zone.[26] As a result, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche or tsunami.

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[26] San Francisco Planning Department, San Francisco General Plan, Community Safety Element, p. 15. Available online at http://www.sf-planning.org/ftp/General_Plan/Community_Safety_Element_2012.pdf

For these reasons, the proposed project would not result in significant impacts on hydrology and water quality that were not identified in the Eastern Neighborhoods PEIR, and no mitigation measures are necessary.

Topics:	*Project-Specific Significant Impact Not Identified in PEIR*	*Significant Unavoidable Impact Identified in PEIR*	*Mitigation Identified in PEIR*	*PEIR Mitigation Applies to Project*	*PEIR Mitigation Does Not Apply to Project*	*No Significant Impact (Project or PEIR)*
16. **HAZARDS AND HAZARDOUS MATERIALS—Would the project:**						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐	☐	☒

The Eastern Neighborhoods PEIR noted that implementation of any of the Area Plan's rezoning options would encourage construction of new development within the Plan Area. The Eastern Neighborhoods PEIR found that there is a high potential to encounter hazardous materials during construction activities in many parts of the Plan Area because of the presence of 1906 earthquake fill, previous and current land uses associated with the use of hazardous materials, and known or suspected hazardous materials cleanup cases. However, the Eastern Neighborhoods PEIR found that existing regulations for facility closure, Under Storage Tank (UST) closure, and investigation and cleanup of soil and groundwater would ensure implementation of measures to protect workers and the community from exposure to hazardous materials during Plan Area-related construction.

Hazardous Building Materials

The Eastern Neighborhoods PEIR determined that future development in the Plan Area may involve demolition or renovation of existing structures containing hazardous building materials. Some building materials commonly used in older buildings could present a public health risk if disturbed during an accident or during demolition or renovation of such existing buildings. Hazardous building materials addressed in the Eastern Neighborhoods PEIR include asbestos, electrical equipment such as transformers and fluorescent light ballasts that contain PCBs or di (2 ethylhexyl) phthalate (DEHP), fluorescent lights containing mercury vapors, and lead-based paints. Asbestos and lead based paint in older buildings may also present a health risk to existing building occupants if they are in a deteriorated condition. If removed during demolition of a building, these materials would require special disposal procedures. The Eastern Neighborhoods PEIR identified a significant impact associated with the disturbance of hazardous building materials including PCBs, DEHP, and mercury and determined that Eastern Neighborhoods PEIR Mitigation Measure L-1 Hazardous Building Materials would reduce these impacts to a less-than-significant levels. Because the proposed development includes demolition of an existing building, Eastern Neighborhoods Mitigation Measure L-1 Hazardous Building Materials (see page 54 below) would apply to the proposed project.

Soil and Groundwater Contamination

A Phase I Environmental Site Assessment Report (Phase I) for the project site was prepared and indicates that a gasoline station was constructed on the site in 1936, modernized in 1974 with the current structures on the project site, and this was subsequently converted to an automotive tune-up business in 1983.[27] The project site currently includes a 1,618-sf vacant building, two canopies and four billboards.

The project site entered into the San Francisco Department of Public Health Hazardous Waste Local Oversight Program (DPH LOP) in 1998 as part of the removal of USTs associated with the previous gas station and auto tune-up use on-site and subsequent subsurface soil and groundwater investigations were conducted in 2000, 2001, and 2004.[28] The Phase I report determined that there was a potential of additional USTs at the project site; therefore additional subsurface soil and groundwater investigation was conducted in 2012. Excavation for the purposes of remediation occurred between January and March 2012 in accordance with a DPH-approved Corrective Action Plan. The project site, other than beneath the building, the two canopies, and billboard appurtenances on-site, was excavated to depths of 12 to 16 feet bgs. Four previously unknown USTs were encountered along Adair Street during remediation excavation. The four USTs were removed under the authority of and with permits from the DPH Hazardous Materials and Waste Program (HMWP). A significant odor issue occurred during Correction Action Plan excavation; in response, work was stopped, abatement measures implemented, and air samples collected to fully address the odor issue.[29] DPH then issued a Closure/No Further Action Letter for the project site on March 21, 2013.[30] The Closure/No Further Action Letter determined that the site investigation and corrective action carried out at the project site was in compliance with the requirements and regulations of the San Francisco Health and Safety Code and that no further action related to petroleum release(s) at the project site was required.

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[27] AllWest Environmental, Inc., Environmental Site Assessment 490 S. Van Ness Avenue, San Francisco, CA 94103, January 16, 2010. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2010.0043E.

[28] San Francisco Department of Public Health, Remedial Action Completion Certification for Underground Storage Tank (UST) Case, Commercial Property, 490 South Van Ness Avenue LOP Site Number: 11063, March 21, 2013. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2010.0043E.

[29] San Francisco Department of Public Health, Site Mitigation Plan Approval 490 South Van Ness Avenue, San Francisco SMED 819, July 2 2013. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2010.0043E.

[30] Ibid.

DPH will maintain oversight of the construction of the proposed project under the DPH Site Assessment and Mitigation Program (DPH SAM). The proposed project is enrolled into the DPH Voluntary Remedial Action Program (SMED 819) and a Site Mitigation Plan (SMP) has been prepared for the proposed project and conditionally approved by DPH.[31]

The SMP describes soil handling profiling, storage, transportation and disposal procedures. The SMP also addresses groundwater removal and sampling, nuisance abatement, confirmation sampling, contingency actions, and includes a health and safety plan, dust control plan, and descriptions of vapor intrusion controls and mechanical ventilation for the project site. Soil handling procedures would include segregation of soils in areas of potential contamination on the project site and profiling and transportation to the appropriate landfill. Groundwater would be pumped for the dewatering during project construction and discharged to the sewer per a San Francisco Public Utilities Commission permit. Odor and dust control procedures that were developed and implemented during the corrective action excavation would be implemented during the proposed project's construction excavation. The SMP also includes a description of the proposed vapor/waterproofing barrier that would be implemented during project construction. The following conditions listed below would apply to the proposed project and would be submitted to DPH SAM as an addendum to the SMP or with the final project report prior to construction of the proposed project.

- Amend the SMP nuisance abatement section to include procedures for collecting air samples for laboratory analysis and field analysis in the event of nuisance odors. The laboratory analyses and/or field analyses should be selected to identify the odor causing chemicals.
- Groundwater samples should be collected and analyzed near the beginning and near the end of construction dewatering. Samples should be analyzed for Total Petroleum Hydrocarbon (TPH) and Volatile Organic Compound (VOC).
- DPH SAM recommends that the Health and Safety Plan include the use of respirators if nuisance odors persist. DPH SAM recommends that site workers receive respirator training as part of their Hazardous Waste Operations and Emergency Response (HAZWOPER) training.
- Any vapor barrier, venting or ventilation system designs should be signed and stamped by an appropriately licensed engineer and submitted to DPH SAM at least two weeks prior to installation.
- Prepare and submit to DPH SAM a final project report describing SMP implementation, following completion of construction earthwork.
- The final project report shall include a summary of SMP implementation, site map showing areas of excavation and fill, sample locations and depths, tables summarizing analytical data, and included as appendices: Copies of permits (including dewatering permit if needed) manifests or bills of lading for removed soil and/or water, laboratory reports of chemical analyses.

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[31] San Francisco Department of Public Health, Site Mitigation Plan Approval 490 South Van Ness Avenue, San Francisco SMED 819, July 2, 2013. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2010.0043E.

The project site is not located within an area covered by an airport land use plan, within two miles of a public airport or a public use airport, or in the vicinity of a private airstrip. Therefore, the proposed project would not result in a safety hazard for people residing or working at the project site.

In San Francisco, fire safety is ensured through the provisions of the Building Code and the San Francisco Fire Code. During the review of the building permit application, DBI and the San Francisco Fire Department will review the project plans for compliance with all regulations related to fire safety. Compliance with fire safety regulations would ensure that the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan or expose people or structures to a significant risk of loss, injury, or death involving fires.

For these reasons, the proposed project would not result in significant impacts related to hazards or hazardous materials that were not identified in the Eastern Neighborhoods PEIR.

Topics:	*Project-Specific Significant Impact Not Identified in PEIR*	*Significant Unavoidable Impact Identified in PEIR*	*Mitigation Identified in PEIR*	*PEIR Mitigation Applies to Project*	*PEIR Mitigation Does Not Apply to Project*	*No Significant Impact (Project or PEIR)*
17. MINERAL AND ENERGY RESOURCES—Would the project:						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☐	☐	☒
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	☐	☐	☐	☐	☐	☒

The Eastern Neighborhoods PEIR determined that the Area Plans would facilitate the construction of both new residential units and commercial buildings. Development of these uses would not result in use of large amounts of fuel, water, or energy in a wasteful manner or in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by DBI. The Plan Area does not include any natural resources routinely extracted and the rezoning does not result in any natural resource extraction programs. Therefore, the Eastern Neighborhoods PEIR concluded that implementation of the Area Plan would not result in a significant impact on mineral and energy resources. No mitigation measures were identified in the Eastern Neighborhoods PEIR.

As the proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on mineral and energy resources beyond those analyzed in the Eastern Neighborhoods PEIR.

Topics:	*Project-Specific Significant Impact Not Identified in PEIR*	*Significant Unavoidable Impact Identified in PEIR*	*Mitigation Identified in PEIR*	*PEIR Mitigation Applies to Project*	*PEIR Mitigation Does Not Apply to Project*	*No Significant Impact (Project or PEIR)*
18. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.—Would the project:						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	☐	☐	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	☐	☐	☐	☐	☐	☒

The Eastern Neighborhoods PEIR determined that no agricultural resources exist in the Plan Area; therefore the Eastern Neighborhoods Area Plans would have no effect on agricultural resources. No mitigation measures were identified in the Eastern Neighborhoods PEIR. The Eastern Neighborhoods PEIR did not analyze the effects on forest resources.

As the proposed project is within the development projected under the Eastern Neighborhoods Area Plans, there would be no additional impacts on agriculture and forest resources beyond those analyzed in the Eastern Neighborhoods PEIR.

Topics:	*Project-Specific Significant Impact Not Identified in PEIR*	*Significant Unavoidable Impact Identified in PEIR*	*Mitigation Identified in PEIR*	*PEIR Mitigation Applies to Project*	*PEIR Mitigation Does Not Apply to Project*	*No Significant Impact (Project or PEIR)*
19. MANDATORY FINDINGS OF SIGNIFICANCE—Would the project:						
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☒	☐	☒	☐
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☒	☒	☐	☒	☐
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☒	☒	☐	☐

The Eastern Neighborhoods PEIR identified significant program-level impacts related to transportation, cultural resources, shadow, noise, air quality, and hazardous materials. Additionally, the Eastern Neighborhoods PEIR identified significant cumulative impacts related to land use, transportation, and cultural resources. Mitigation measures were identified for the above impacts and reduced all impacts to less-than-significant except for those related to land use (cumulative impacts on PDR use), transportation (program-level and cumulative traffic impacts at nine intersections; program-level and cumulative transit impacts on seven Muni lines), cultural resources (cumulative impacts from demolition of historical resources), and shadow (program-level impacts on parks).

The proposed project would include construction of 72 new residential units and 1,123 square feet of commercial area at the project site. As discussed in this document, the proposed project would not result in new, significant environmental effects, or effects of greater severity than those that were already analyzed and disclosed in the Eastern Neighborhoods PEIR.

MITIGATION MEASURES AND IMPROVEMENT MEASURES

Project Mitigation Measure 1 – Mission Dolores Archeological District (Mitigation Measure J-3 of the Eastern Neighborhoods PEIR)

Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archaeological consultant from the rotational Department Qualified Archaeological Consultants List (QACL) maintained by the Planning Department archaeologist. The project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).

Consultation with Descendant Communities: On discovery of an archeological site[32] associated with descendant Native Americans, the Overseas Chinese, or other descendant group an appropriate representative[33] of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.

Archeological Testing Program. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

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[32] By the term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

[33] An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or

B) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

Archeological Monitoring Program. If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:

- The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context;
- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify

the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

Archeological Data Recovery Program. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.
- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Human Remains and Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, ERO, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.

Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.

Project Mitigation Measure 2 – Siting of Noise-Sensitive Uses (Mitigation Measure F-4 of the Eastern Neighborhoods PEIR)

To reduce potential conflicts between existing noise-generating uses and new sensitive receptors, for new development including noise-sensitive uses, the Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within two blocks of the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.

Project Mitigation Measure 3 – Open Space in Noisy Environments (Mitigation Measure F-6 of the Eastern Neighborhoods PEIR)

To minimize effects on development in noisy areas, for new development including noise-sensitive uses, the Planning Department shall, through its building permit review process, in conjunction with noise analysis required pursuant to Mitigation Measure F-4, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles of urban design.

Project Mitigation Measure 4 – Hazardous Building Materials (Mitigation Measure L-1 of the Eastern Neighborhoods PEIR)

The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and property disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

Project Improvement Measure 1: Construction Emissions Minimization

A. *Construction Emissions Minimization Plan.* **Prior to issuance of a construction permit, the project sponsor shall submit a Construction Emissions Minimization Plan (Plan) to the Environmental Review Officer (ERO) for review and approval by an Environmental Planning Air Quality Specialist. The Plan shall detail project compliance with the following requirements:**

1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements:

    a) Where access to alternative sources of power are available, portable diesel engines shall be prohibited;

    b) All off-road equipment shall have:

        i. Engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and

        ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS).[34]

    c) Exceptions:

        i. Exceptions to A(1)(a) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that an alternative source of power is limited or infeasible at the project site and that the requirements of this exception provision apply. Under this circumstance, the sponsor shall submit documentation of compliance with A(1)(b) for onsite power generation.

        ii. Exceptions to A(1)(b)(ii) *may* be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that a particular piece of off-road equipment with an ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator, or (4) there is a compelling emergency need to use off-road equipment that are not retrofitted with an ARB Level 3 VDECS and the sponsor has submitted documentation to the ERO that the requirements of this exception provision apply. If granted an exception to A(1)(b)(ii), the project sponsor must comply with the requirements of A(1)(c)(iii).

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[34] Equipment with engines meeting Tier 4 Interim or Tier 4 Final emission standards automatically meet this requirement, therefore a VDECS would not be required.

iii. If an exception is granted pursuant to A(1)(c)(ii), the project sponsor shall provide the next cleanest piece of off-road equipment as provided by the step down schedules in Table A1.

Table A1: Off-Road Equipment Compliance Step-down Schedule

Compliance Alternative	Engine Emission Standard	Emissions Control
1	Tier 2	ARB Level 2 VDECS
2	Tier 2	ARB Level 1 VDECS
3	Tier 2	Alternative Fuel*

How to use the table: If the requirements of (A)(1)(b) cannot be met, then the project sponsor would need to meet Compliance Alternative 1. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 1, then Compliance Alternative 2 would need to be met. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 2, then Compliance Alternative 3 would need to be met.

* Alternative fuels are not a VDECS.

2. The project sponsor shall require the idling time for off-road and on-road equipment be limited to no more than two minutes, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment. Legible and visible signs shall be posted in multiple languages (English, Spanish, Chinese) in designated queuing areas and at the construction site to remind operators of the two minute idling limit.
3. The project sponsor shall require that construction operators properly maintain and tune equipment in accordance with manufacturer specifications.
4. The Plan shall include estimates of the construction timeline by phase with a description of each piece of off-road equipment required for every construction phase. Off-road equipment descriptions and information may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, reporting shall indicate the type of alternative fuel being used.

5. The Plan shall be kept on-site and available for review by any persons requesting it and a legible sign shall be posted at the perimeter of the construction site indicating to the public the basic requirements of the Plan and a way to request a copy of the Plan. The project sponsor shall provide copies of Plan to members of the public as requested.

B. *Reporting.* Quarterly reports shall be submitted to the ERO indicating the construction phase and off-road equipment information used during each phase including the information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include the actual amount of alternative fuel used.

Within six months of the completion of construction activities, the project sponsor shall submit to the ERO a final report summarizing construction activities. The final report shall indicate the start and end dates and duration of each construction phase. For each phase, the report shall include detailed information required in A(4). In addition, for off-road equipment using alternative fuels, reporting shall include the actual amount of alternative fuel used.

C. *Certification Statement and On-site Requirements.* Prior to the commencement of construction activities, the project sponsor must certify (1) compliance with the Plan, and (2) all applicable requirements of the Plan have been incorporated into contract specifications.

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